

2010

City Of College Station Existing Conditions Report



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Planning & Development Services

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INTRODUCTION

As part of the implementation process of the Comprehensive Plan, it is important to have a foundation on which to base future expectations. The purpose of this report is to provide an snapshot of the current conditions that exist in the City of College Station. This report, originally created in 2008, is being updated to monitor trends while implementing the City of College Station's Comprehensive Plan.

This report includes descriptions of the following topics: context, demographics, economic development, land use, public facilities, and transportation. When all of these elements are considered holistically, appropriate expectations and a clear direction for further implementation of the Comprehensive Plan can be formulated and put into practice.

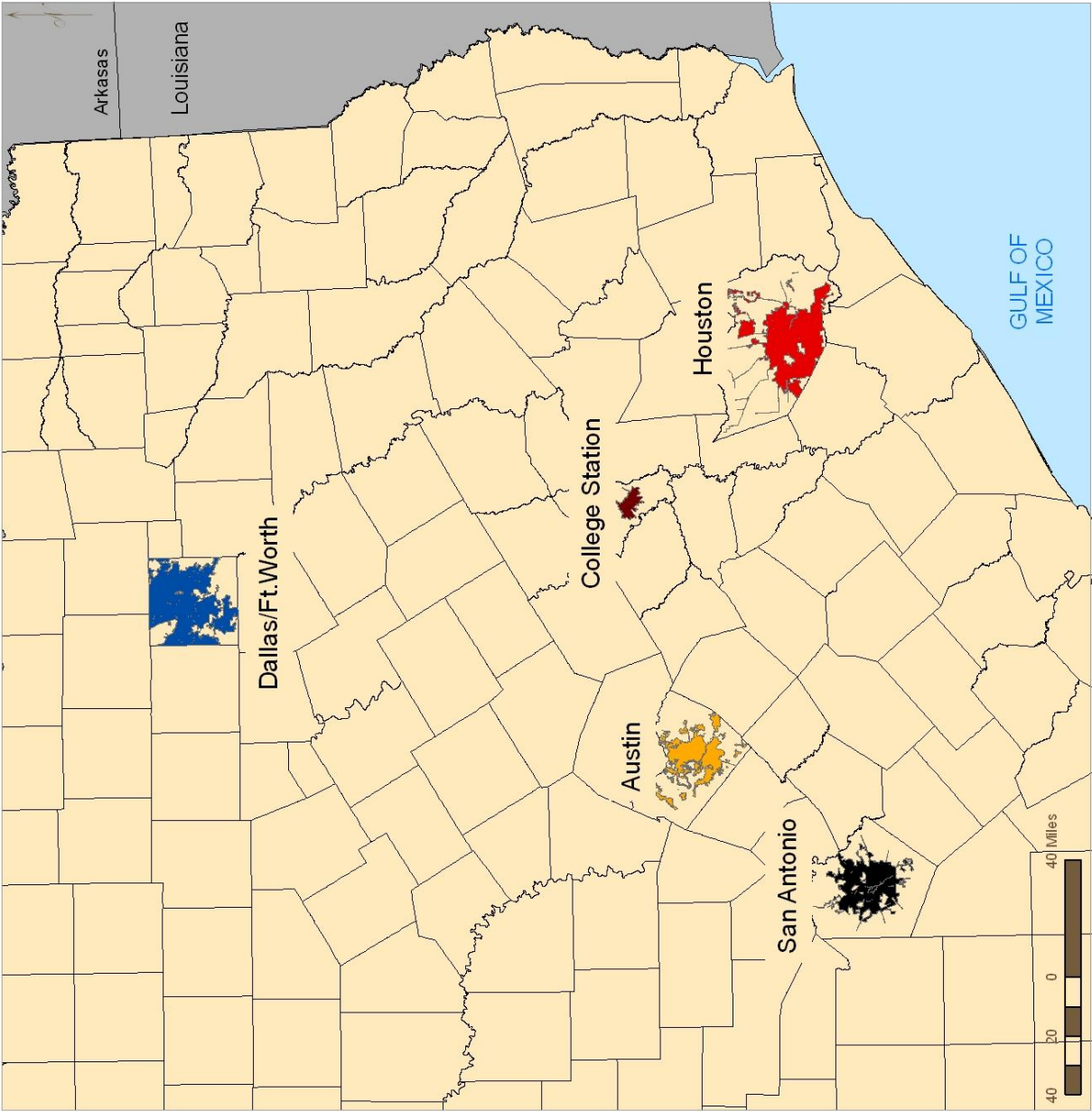
CONTEXT

Location

The City of College Station is located in Brazos County in the heart of central Texas. College Station is conveniently located in the middle of the Texas Triangle, which is made up of three of the ten largest cities in the United States; Houston, Dallas, and San Antonio (See Figure 1). Located 100 miles northwest of Houston, 170 miles southwest of the Dallas/Fort Worth metropolitan area, 100 miles northeast of Austin and 170 miles northeast of San Antonio, College Station is within four hours driving time of more than 15 million people. As of June 2010, the City encompasses approximately 49 square miles and shares a portion of its northern City limit line with another incorporated municipality, the City of Bryan. Together with the City of Bryan, the two cities make up the College Station -Bryan Metropolitan area, the sixteenth largest Metropolitan Area in Texas with around 205,000 people. College Station has an Extraterritorial Jurisdiction (ETJ) that expands three and a half miles from its City limits, except where it abuts the City of Bryan and where the two cities have negotiated their ETJ's. The City of College Station ETJ encompasses approximately 109 square miles (See Figure 2).

College Station is positioned along State Highway 6 running north and south, and in near proximity to State Highway 21 running west and east. Commuting to the larger cities (especially the Houston metro area) and/or telecommuting from College Station is an increasing reality.

Figure 1
The Texas Triangle &
College Station



Source: City of College Station

Travel and shipping options exist with Easterwood Airport, a regional airport, in College Station, nearby international airports, and the convenience of the Port of Houston. The City of College Station is included in a seven-county area that is collectively referred to as the "Research Valley."

The City of College Station is home to Texas A&M University, a major research and teaching university. Texas A&M is the oldest public institution of higher education in the State of Texas, and today, the seventh largest public university in the nation. Associated with the University, and further expanding research and educational opportunities, is the George Bush Presidential Library, also located in College Station. The George Bush Presidential Library and Museum, is one of the region's most popular tourist attractions with approximately 700,000 visitors annually. Blinn College also contributes to the educational amenities of the area through their campus in the City of Bryan. In 2010, Forbes Magazine ranked the City of College Station as the top city in Texas and 5th nationally for projected job growth and 20th in the nation in their Best Small Places for Businesses and Careers. In 2009, U.S. News & World Report ranked College Station as the 9th best "Good Value" in America in terms of Cost of Living.



Photo Credit: Sarowens from www.flickr.com

Climate

The City of College Station has a temperate climate with warm summers and mild winters. The average annual temperature between 2000 and 2009 was 69°F. The average high and average low during that same time frame was 90°F and 46°F respectively. The hottest month on average is August, with an average temperature of 84.0°F, and an average maximum temperature of 99.2°F (2000 to 2009). The coldest month is typically December with an average temperature of 51.7°F, and an average minimum temperature of 41°F (See Table 1).

Table 1: College Station Climate Averages (2000-2009)

| Year | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|------------------------------|------|-------|-------|-------|-------|-------|-------|-------|------|-------|
| Recorded High (°F) | 109 | 105 | 101 | 103 | 99 | 105 | 100 | 102 | 105 | 106 |
| Average high (°F) | 81 | 79 | 79 | 78 | 79 | 80 | 81 | 78 | 80 | 81 |
| Average Low (°F) | 58 | 58 | 58 | 58 | 60 | 59 | 60 | 59 | 58 | 59 |
| Recorded Low (°F) | 25 | 24 | 17 | 24 | 25 | 24 | 26 | 21 | 25 | 24 |
| Total Precipitation (inches) | 35 | 45.51 | 42.86 | 44.04 | 56.18 | 26.44 | 48.57 | 41.53 | 30.7 | 38.97 |

Source: National Climatic Data Center, <http://www1.ncdc.noaa.gov>, 3220 -Summary Of The Month (SOM) Cooperative

**Table 2: Top Damaging Natural Events
(2000-2009)**

| Storm Type | Year | Property Damages |
|----------------|------|------------------|
| Tornado | 2006 | \$2.8 million |
| Thunder Storms | 2007 | \$250,000 |
| Hail | 2005 | \$77,000 |
| Thunder Storms | 2004 | \$60,000 |
| Flash Flood | 2004 | \$55,000 |
| Tornado | 2004 | \$25,000 |

Source: National Climatic Data Center
<http://www4.ncdc.noaa.gov/cgi-win/wcgi.dll?wwevent~storms>

Annual occurring precipitation averages almost 38 inches a year, with the most rainfall occurring during October and November, which have averaged 5.5 inches and 4.1 inches, respectively, since 2000.

College Station has had relatively few significant meteorological events in the past decade. Table 2 outlines the top five damaging events in College Station during the past decade, based on dollar amount of property damage.

The City also faced a significant rainfall event in October 2006, with just at 13 inches of rain during the month, and 8.5 inches falling between October 16th and October 19th.

College Station has been peripherally impacted by the aftermath of Hurricane Katrina that occurred in the Gulf Coast in 2005. Although it will not be clear until the next Census, numerous families have relocated to the College Station-Bryan area after evacuating New Orleans and the surrounding areas.

Land

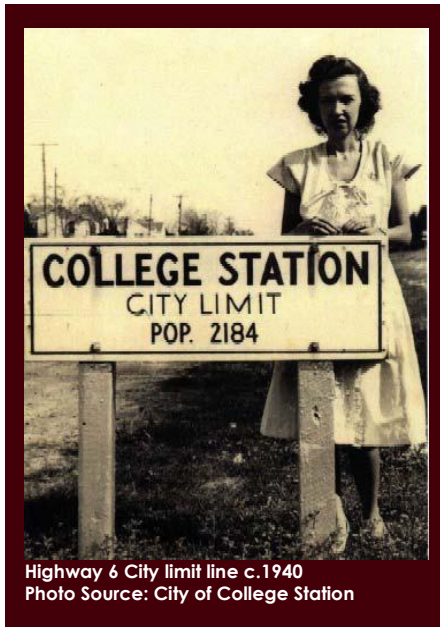
College Station is relatively flat, with an elevation range of 200 feet to 366 feet above sea level. According to the United States Department of Agriculture's 2002 Soil Survey of Brazos County, Texas, its soils are affected by post oak savannah (creating light and sandy soil with dense clay subsoil less than a foot under the surface) and prairie vegetation (creating dark loams and clays). The majority of the City is comprised of loamy soil that has high shrink-swell, potentially creating challenges to foundation work necessary for urban development. Land around the floodplains is predominantly sandy and loamy, also impacting the shrinking and swelling of the soil. The floodplains consist of loamy and clayey soils that are not considered appropriate for urban development (See Figure 3).

Water

A network of waterways exists throughout College Station. The largest is Carter Creek, with Wolf Pen Creek, Bee Creek, Lick Creek, Spring Creek, and Alum Creek running into it. There are approximately 4,198 acres of floodplain associated with these waterways. Currently, 2,177 acres of floodplains are preserved through agricultural zoning and an additional 922 acres are owned by the City of College Station (See Figure 4).

History

The City of College Station is a young municipality, with its beginnings in the founding of Texas A&M College in 1876. Because of the school's isolation, school administrators provided facilities for those who were associated with the College. The campus became the focal point of community development. The area was designated "College Station, Texas" by the Postal Service in 1877, who derived the name from the train station located to the west of the campus.



Growth of both the community and College influenced residents' desire to create a municipal government. The City of College Station was incorporated in 1938 as a result of a petition, by 23 men representing on and off campus interests, to the Board of Directors of Texas A&M College. The Board of Directors had no objection, and suggested that a belt around the campus be included in the proposed city. While citizens attempted to incorporate College Station, the City of Bryan looked into annexing the same area. The City of Bryan never completed the annexation because of state statutes that limit the amount of land a city can annex in a single year.

Citizens voted 217 to 39 on October 19, 1938 to incorporate the City of College Station. The first City Council meeting was held on February 25, 1939 in the Administration Building on the A&M campus.

The Council became interested in adopting a governmental structure similar to the council-manager form of government. At the time of incorporation, State law did not allow a general law city to hire a city manager. As a result, College Station employed a business manager until 1943 when State law was changed to permit general law cities to make use of the council-manager form of government. College Station became the first general law city in the State of Texas to employ a city manager. In 1952, once College Station's population exceeded 5,000, College Station voters approved a home rule charter that provided for the council-manager form of government.

The oldest neighborhoods are those that were included in the belt around the campus - Northgate, Eastgate, and Southside. They contained the businesses that catered to the College and its employees and students, and housing, predominantly for those associated with the College.

Texas A&M University and the City of College Station circa 1930



Photo courtesy of: Cushing Memorial Library and Archives, Texas A&M

Figure 2
City of College Station
City Limits

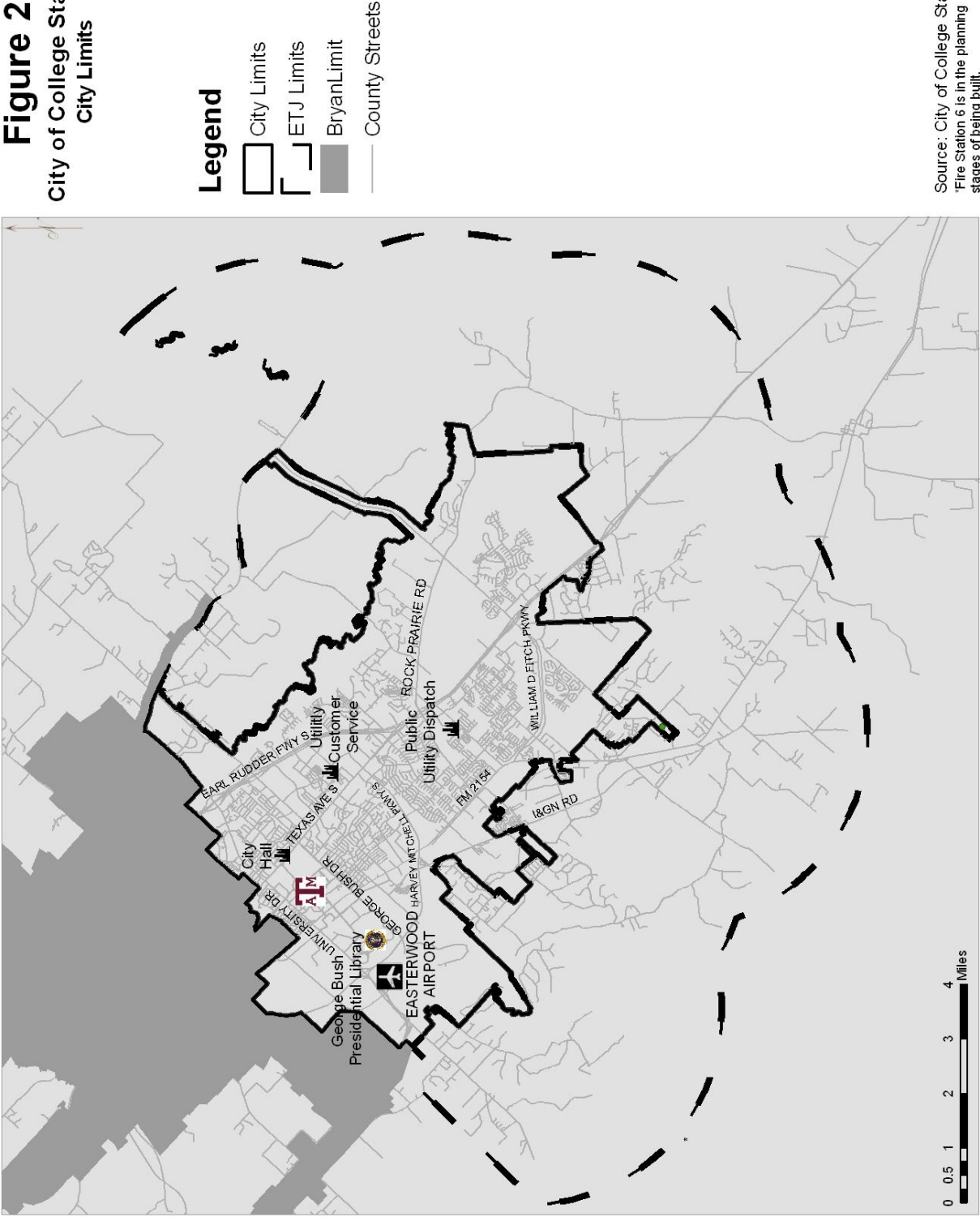


Figure 3
City of College Station
Soil Survey

Legend  City Limits

- A1 - Atell
- B1 - Benchly
- B2 - Boonville
- B3 - Burlison
- B4 - Burlewash
- C1 - Chazos
- D1 - Derby-Rader
- D2 - Desan
- D3 - Dutek
- G1 - Gladewater
- G2 - Gredge
- K1 - Koether-Rock outcrop
- L1 - Lufkin
- M1 - Mabank
- N1 - Navasan
- P1 - Padina
- P2 - Pits
- R1 - Rader
- R2 - Reinburg
- R3 - Robco
- R4 - Rosanky
- S1 - Sandow
- S2 - Shalba-Rock outcrop
- S3 - Shiro
- S4 - Silawa
- S5 - Singleton
- S6 - Styx
- T1 - Tabor
- U1 - Umland
- U2 - Urban
- U3 - Ustarents
- W1 - Weswood-Yahola
- Z1 - Zack
- Z2 - Zulch

Source:
Soil layer courtesy of USDA and
Natural Resources Conservation
Service

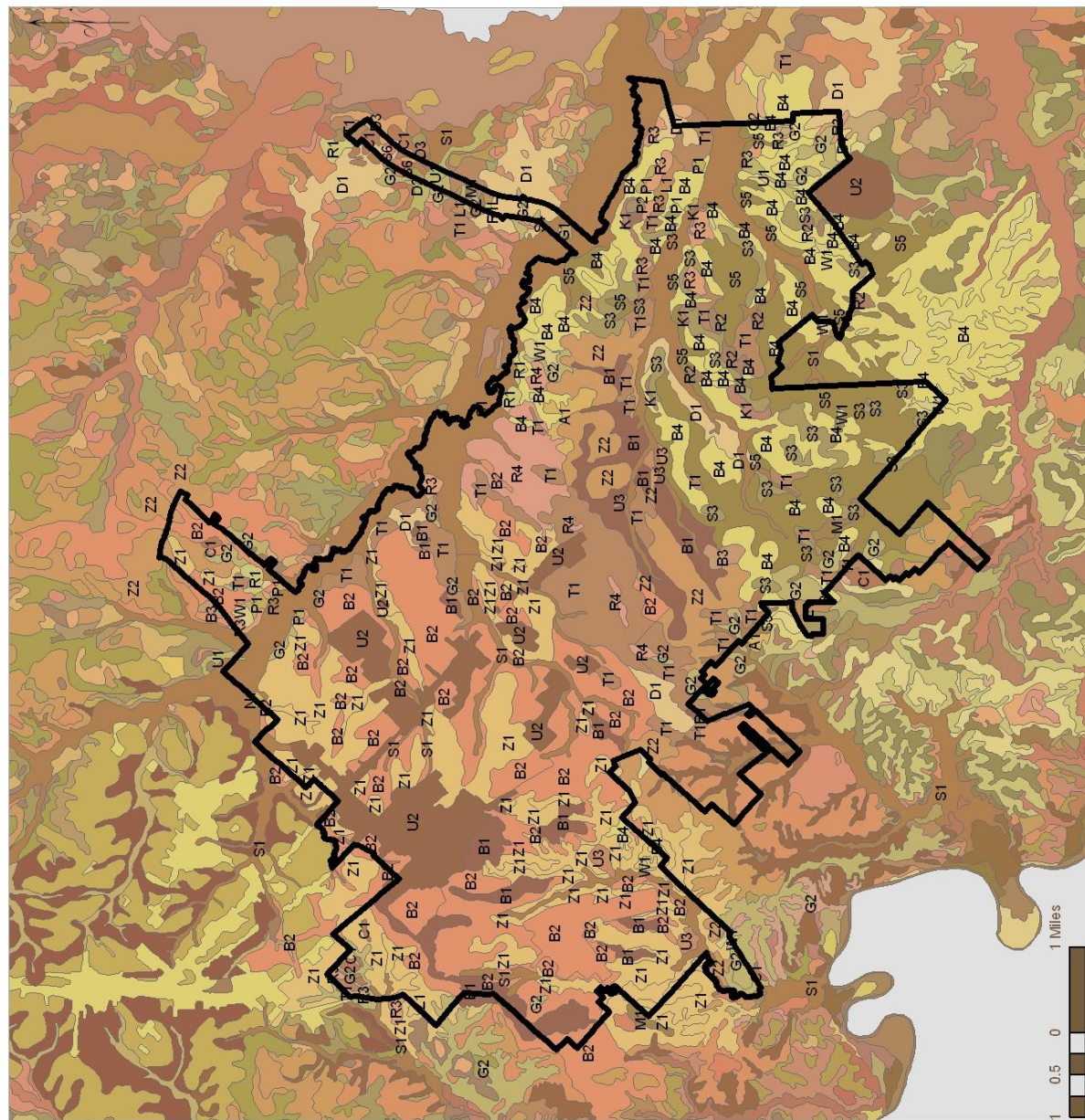
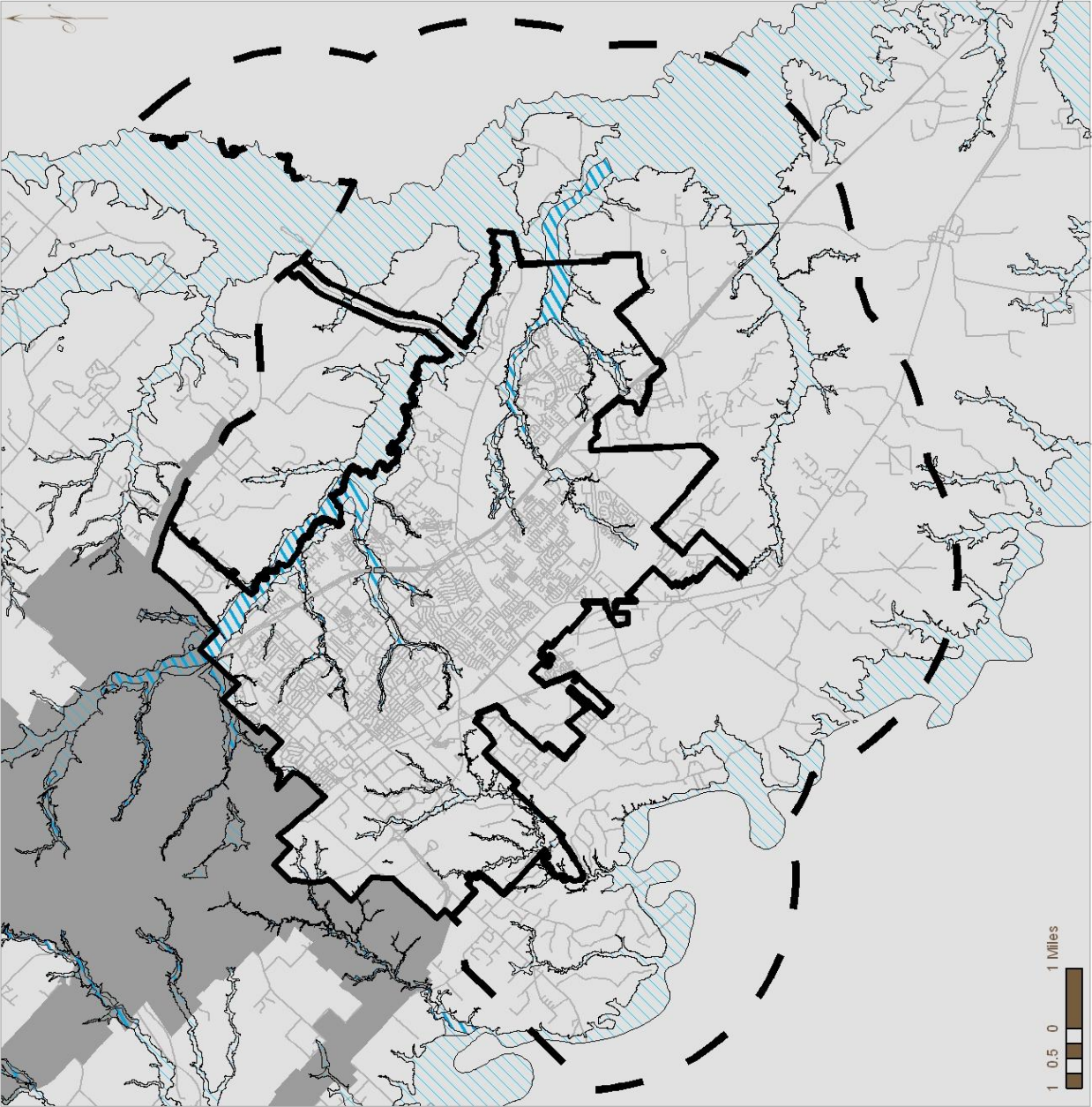


Figure 4
City of College Station
FEMA Designated
100 Year Floodplain

Legend

- Flood Hazard Areas (MapMod)**
- 100 Year Floodway
 - 100 Year Floodplain
 - City Limits
 - Bryan Limits
 - ETJ Limits



Source: City of College Station
Federal Emergency Management Agency

DEMOGRAPHICS

Population

The current population estimate is 93,859 (June 2010), with a population density estimated at 1,886 persons per square mile or 2.95 persons per acre. College Station's population numbers include University students living within the City limits.

According to Census counts taken since 1950, College Station's population has been steadily increasing. In fact, the City's most prolific decade was 1970-1980, when its annual growth rate was 11.1%, growing from 17,676 in 1970 to 37,272 in 1980. The high growth rate of the 1970s continued into the 1980s with the City experiencing close to a 10% annual growth rate during the first three years of that decade. College Station's proximity to the University and to employment areas in the City

Table 4: City of College Station Projected Growth

| Year | Population |
|------|------------|
| 2009 | 90,448 |
| 2010 | 92,559 |
| 2011 | 94,669 |
| 2012 | 96,780 |
| 2013 | 98,891 |
| 2014 | 101,001 |
| 2015 | 103,112 |
| 2016 | 105,223 |
| 2017 | 107,333 |
| 2018 | 109,444 |
| 2019 | 111,555 |
| 2020 | 113,665 |
| 2021 | 115,776 |
| 2022 | 117,887 |
| 2023 | 119,997 |
| 2024 | 122,108 |
| 2025 | 124,219 |
| 2026 | 126,329 |
| 2027 | 128,440 |
| 2028 | 130,551 |
| 2029 | 132,661 |
| 2030 | 134,772 |

Source: Planning & Development Services

of Bryan has had a significant influence on its growth.

College Station's growth has continued to increase since the 1990 census, albeit more modestly. The 1995 estimated

population was approximately 58,000 - an average annual growth rate of over 2.1% since 1990. As of the 2000 census, there were 67,890 people, 24,691 households and 10,370 families residing in the City. Since 2000, it is estimated that the City has grown by over 38%, from 67,890 to 93,859. The average annual increase was 3.6%. During that same time the College Station Independent School District grew by 32% and Brazos County grew by only 16%.

Table 3 details the growth from 1950 to 2010 (estimated).

Table 4 projects the City's 20-year population based on recent trends and population estimates.

Table 3: City of College Station Population Growth (1940-2010)

| Year | Population | % Annual Increase | City Area | Pop/Sq. Mile |
|-------|------------|-------------------|-----------|--------------|
| 1940 | 2,148 | - | 2.51 | 856 |
| 1950 | 7,925 | 269% | 2.91 | 2,725 |
| 1960 | 11,396 | 44% | 6.34 | 1,797 |
| 1970 | 17,676 | 55% | 16.63 | 1,063 |
| 1980 | 37,272 | 111% | 24.02 | 1,551 |
| 1990 | 52,456 | 41% | 29.77 | 1,762 |
| 1991 | 53,100 | 1% | 29.75 | 1,785 |
| 1992 | 53,742 | 1% | 30.77 | 1,747 |
| 1993 | 54,738 | 2% | 31.83 | 1,719 |
| 1994 | 57,043 | 4% | 32.57 | 1,751 |
| 1995 | 58,892 | 3% | 38.17 | 1,543 |
| 1996 | 60,440 | 3% | 40.72 | 1,484 |
| 1997 | 61,646 | 2% | 29.75 | 2,072 |
| 1998 | 63,852 | 4% | 29.75 | 2,146 |
| 1999 | 65,797 | 3% | 29.75 | 2,211 |
| 2000 | 67,890 | 3% | 40.69 | 1,668 |
| 2001 | 72,020 | 6% | 40.69 | 1,770 |
| 2002 | 75,752 | 5% | 47.25 | 1,603 |
| 2003 | 78,309 | 3% | 47.22 | 1,658 |
| 2004 | 80,214 | 2% | 47.26 | 1,697 |
| 2005 | 81,930 | 2% | 47.26 | 1,733 |
| 2006 | 84,116 | 3% | 47.26 | 1,780 |
| 2007 | 86,982 | 3% | 47.26 | 1,835 |
| 2008 | 90,897 | 5% | 49.73 | 1,829 |
| 2009 | 93,450 | 3% | 49.73 | 1,879 |
| 2010* | 93,859* | ** | 49.78* | 1,886 |

* Year-to-date (June, 2010)

** Cannot be computed on mid-year estimate

Source: US Census and College Station Planning & Development Services Department

Table 5: City of Bryan Growth (1990-2009)

| Year | Population | % Increase |
|-------|------------|------------|
| 1990 | 55,002 | |
| 2000 | 65,660 | |
| 2001 | 66,375 | 1.09% |
| 2002 | 68,325 | 2.94% |
| 2003 | 68,780 | 0.67% |
| 2004 | 68,158 | -0.90% |
| 2005 | 69,624 | 2.15% |
| 2006 | 70,452 | 1.19% |
| 2007 | 73,565 | 4.42% |
| 2008 | 74,115 | 0.75% |
| 2009* | 74,394 | ** |

* January estimate ** Cannot be computed on mid-year estimate
Source: Texas State Data Center

This increase yields a population range of approximately 134,000 in 2030. Comparatively, the City of Bryan population has increased more moderately between 2000 and 2009, according to Texas State Data Center annual population estimates. The City of Bryan population increased from 65,660 in 2000 to 74,115 in 2009.

Institutional Population

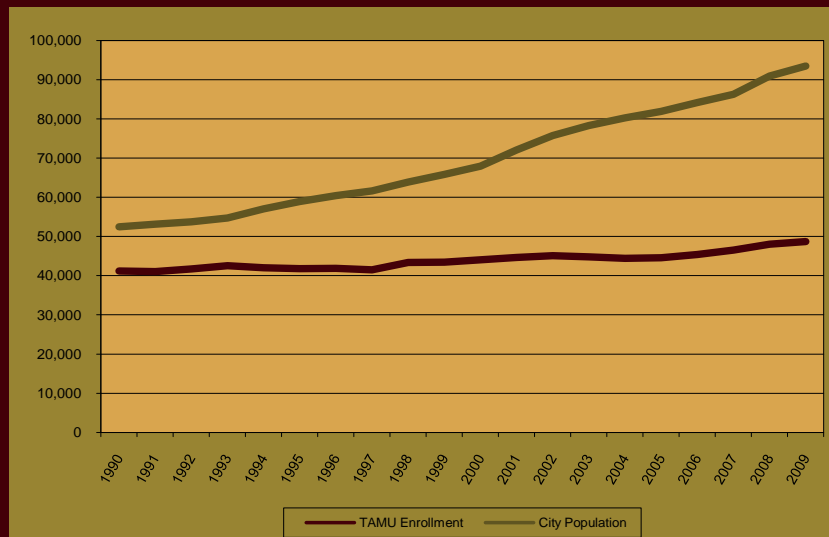
The City of College Station's growth is significantly impacted by the growth of Texas A&M University (See Graph 1). City population growth in the 1970s is directly attributable to Texas A&M enrollment policies, including making Corps of Cadets involvement optional and opening enrollment to women and minorities. Recent enrollment increases have been steady, with an average 1% annual increase in enrollment (Table 6). The current student population is 48,702 (Fall 2009), equal to approximately 52% of the City's estimated population.

Table 6: Historic Enrollment, Texas A&M University (1980-2009)

| Year | TAMU Enrollment | % Increase | City Population | % Increase |
|------|-----------------|------------|-----------------|------------|
| 1980 | 33,499 | - | 37,272 | - |
| 1981 | 35,146 | 5% | - | *4% |
| 1982 | 36,127 | 3% | - | *4% |
| 1983 | 36,846 | 2% | - | *4% |
| 1984 | 36,827 | 0% | - | *4% |
| 1985 | 35,675 | -3% | - | *4% |
| 1986 | 36,570 | 3% | - | *4% |
| 1987 | 39,079 | 7% | - | *4% |
| 1988 | 39,163 | 0% | - | *4% |
| 1989 | 40,492 | 3% | - | *4% |
| 1990 | 41,171 | 2% | 52,456 | *4% |
| 1991 | 40,997 | 0% | 53,100 | 1% |
| 1992 | 41,710 | 2% | 53,742 | 1% |
| 1993 | 42,524 | 2% | 54,738 | 2% |
| 1994 | 42,018 | -1% | 57,043 | 4% |
| 1995 | 41,790 | -1% | 58,892 | 3% |
| 1996 | 41,892 | 0% | 60,440 | 3% |
| 1997 | 41,461 | -1% | 61,646 | 2% |
| 1998 | 43,389 | 5% | 63,852 | 4% |
| 1999 | 43,442 | 0% | 65,797 | 3% |
| 2000 | 44,026 | 1% | 67,890 | 3% |
| 2001 | 44,618 | 1% | 72,020 | 6% |
| 2002 | 45,083 | 1% | 75,752 | 5% |
| 2003 | 44,811 | -1% | 78,309 | 3% |
| 2004 | 44,435 | -1% | 80,214 | 2% |
| 2005 | 44,578 | 0% | 81,930 | 2% |
| 2006 | 45,380 | 2% | 84,116 | 3% |
| 2007 | 46,542 | 3% | 86,982 | 3% |
| 2008 | 48,039 | 3% | 90,897 | 5% |
| 2009 | 48,702 | 1% | 93,450 | 3% |

*Average annual increase based on 1980 and 1990 Census

Source: US Census, College Station Planning & Development Services Department, Texas A&M University.

Graph 1: City Population and A&M Enrollment Figures, 1990 – 2009

Source: College Station Planning & Development Services Department, Texas A&M University

Texas A&M University adopted Vision 2020 in 1999. Vision 2020 is the University's plan to be recognized as a consensus "top 10" public university by the year 2020. According to the plan, the University will cap enrollment at 50,000 students, at which time, based on current estimates, the student population would be equal to about 44% of the City population (Texas A&M University).

Ethnicity and Race

The City of College Station has a relatively homogenous population in regards to racial diversity and ethnicity (See Table 7). The majority of people in College Station consider themselves to be Caucasian, one race alone (81% in 2000). That percentage has remained steady according to the most current available data from the American Community Survey conducted by the US Census (2008). Due to changes in Census reporting of race between 1990 and 2000, it is difficult to analyze any significant change in race due to the change in reporting for persons with multiple race backgrounds, therefore, this comparison has not been included.

Table 7: City of College Station Race and Ethnicity (2008)

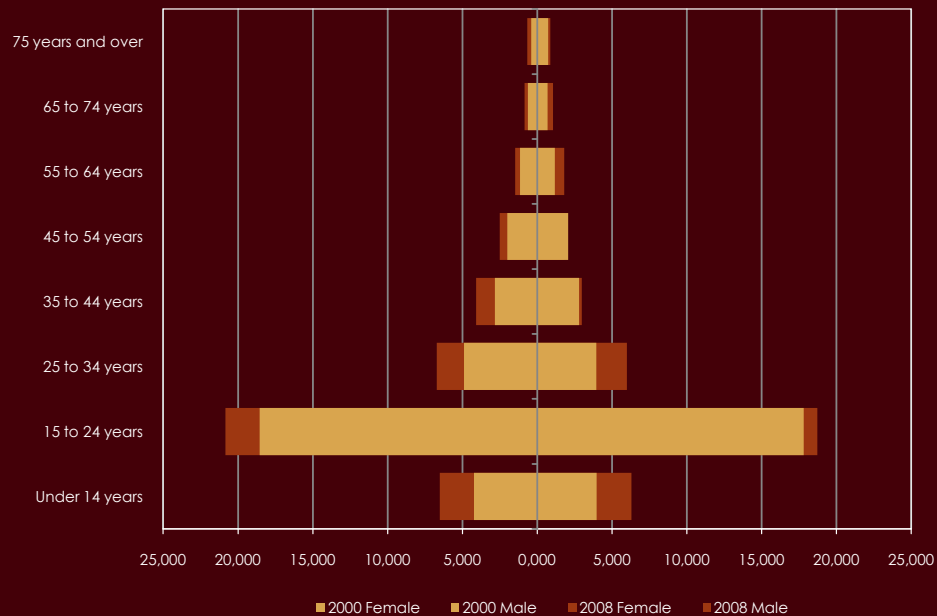
| Race | Population | Percent |
|--|------------|---------|
| Caucasian, one race alone | 66,353 | 79.75% |
| Black or African American, one race alone | 5,032 | 5.45% |
| American Indian and Alaska Native, one race alone | 128 | 0.15% |
| Asian, one race alone | 6,909 | 8.30% |
| Native Hawaiian and Other Pacific Islander, one race alone | 138 | 0.17% |
| Some other race, one race alone | 2,148 | 2.58% |
| Population of two or more races | 2,492 | 3.00% |
| Ethnicity | | |
| Hispanic or Latino | 12,444 | 14.96% |
| Not Hispanic or Latino | 70,756 | 85.04% |
| Total Population | 83,200 | 100.00% |

Source: 2008 American Communities Survey

Age Groups

The median age in the City of College Station is 22.4 years old according to the 2008 3-year estimate from the American Community Survey, (See Graph 2) an increase of 0.5 years from the 2000 Census. The relatively young age of the City's population is due mainly to the large

Graph 2: College Station Age Distribution, 2008 and 2000



Source: US Census 2000; 2008 American Communities Survey

number of college-aged students that live in the City. Comparatively, the median age in the City of Bryan is 27.6 years old. The American Community Survey estimates that as of 2008, 17.4% of College Station's population was under the age of 18, 45.6% from 18 to 24 years of age, 23.8% from 25 to 44 years of age, and 9.1% from 45 to 64 years of age. The elderly (age 65 and older) made up just 4.1% of the City's population, a low number compared to 9% for the region and 10% for the State of Texas. The City's senior population (65 years and older) grew by 40% between 2000 and 2008 according to the US Census, but it was not the fastest growing cohort in College Station. The 18 years and under population has the largest percent increase of 47.5% over the same time period. As the Baby Boomer generation continues to age, it is likely that the City of College Station will continue to see an increase in the population age 50 and older, while maintaining relatively stable

school-aged and college-aged populations.

Table 8: Household Size, College Station (2008)

| Household Size | Family Households | | Non-family Households | |
|----------------------------|-------------------|-----|-----------------------|-----|
| | Number | % | Number | % |
| 1-person household | - | 0% | 8,052 | 29% |
| 2-person household | 5,064 | 18% | 2,901 | 10% |
| 3-person household | 4,216 | 15% | 2,336 | 8% |
| 4-person household | 2,971 | 11% | 958 | 3% |
| 5-person or more household | 1,357 | 5% | 0 | 0% |
| Total households | 13,608 | 49% | 14,247 | 51% |
| All Occupied Households | 27,855 | | | |

Source: 2008 American Communities Survey

Household Size and Composition

Based on the 2008 American Community Survey, the average household size in College Station is 2.6 people and the average family size is 3.09 (See Table 8) an increase from the 2000

Census from 2.32 and 2.98 respectively. This is similar to the average household size of the metropolitan area (2.63), but lower than the State average (2.82) and can generally be attributed to the large University population. In 2008, there were 27,855 households, out of which 28% (21% in 2000) had children under the age of 18 living with them, 34% (32.2% in 2000) were married couples living together and 51% (58% in 2000) were non-families. Individuals made up 29% (27% in 2000) of all households and 1.4% (2.4% in 2000) were residents 65 years of age or older, living alone.

Housing

College Station has seen steady housing growth since 2000 (See Table 9). Between 2000 and June, 2010, more than 6,130 single family home permits were issued for new construction, with a total of over 11,100 new housing units, including both single and multi-family, built during that time, bringing the City's total housing stock to over 37,000 units, with

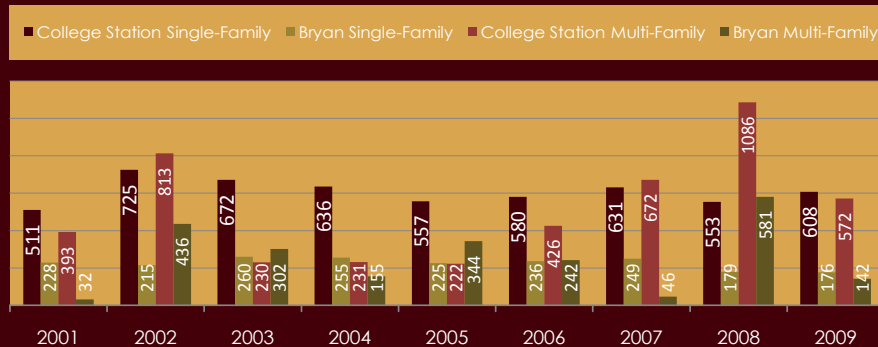
a density of approximately 1 housing unit per acre. In comparison, 5,858 single family units were built in the ten years between the 1990 and 2000 Census with a total of 6,209 single and multi-family units added to the housing stock. Single-family construction has been relatively constant since 2000, with an average of 608 new single-family units added per year. The multi-family segment of the new housing stock has been much more variable with a high of 1,086 new multi-family units added in 2008 and a low of 222 units added in 2005 (See Graph 3 for details).

Table 9: Housing Market, College Station-Bryan Area

| Year | Total Sales | Average Price | Median Price | Average Listings/Month | Average Months Inventory |
|------------|-------------|---------------|--------------|------------------------|--------------------------|
| 2000 | 1,356 | 118,400 | 104,500 | 560 | 4.9 |
| 2001 | 1,458 | 131,125 | 117,400 | 710 | 6.1 |
| 2002 | 1,601 | 131,550 | 116,200 | 768 | 6.0 |
| 2003 | 1,876 | 135,958 | 124,000 | 992 | 7.0 |
| 2004 | 2,117 | 138,008 | 122,450 | 1,157 | 6.9 |
| 2005 | 2,221 | 144,867 | 132,100 | 1,165 | 6.4 |
| 2006 | 2,580 | 152,633 | 135,150 | 1,236 | 6.2 |
| 2007 | 2,514 | 160,900 | 138,900 | 1,228 | 5.7 |
| 2008 | 2,471 | 166,800 | 144,200 | 1,202 | 5.7 |
| 2009 | 2,184 | 168,200 | 149,500 | 1,212 | 5.7 |
| 2010 (YTD) | 887 | 135,400 | 151,000 | 1,582 | 8.5 |

Source: Texas A&M University, Real Estate Center

Graph 3: New Residential Units, Cities of Bryan & College Station (2001-2009)



Source: City of College Station, Planning & Development Services, City of Bryan, Planning & Development

Comparatively, the City of Bryan has also had stable new construction starts, however, at a much smaller scale than College Station. A total of 2,387 single-family home permits have been issued in Bryan between 2000 and June, 2010, with an average of 217 per year. Overall, 5,228 single family and multi-family permits were issued during that same time period. Between 1990 and 2000 Census, the City of Bryan added only 2,135 new housing units. Like College Station, Bryan also experienced a spike in multi-family construction in 2008.

The average home price in the College Station/Bryan MSA has been steadily rising since 2000. In 2009, the average home price rose to over \$168,000 – up from \$118,400 in 2000. The 2009 median home price is \$149,500. In April 2010, the estimated monthly inventory, or the amount of time estimated to sell the existing stock, was 10.5 months; however, the average inventory since 2000 is 6.2 months average monthly inventory.

With the growing housing market, the total number of sales annually has increased since 2000 from 1,356 annual sales in 2000 to 2,184 annual sales in 2009. Annual sales have fallen since a high in 2006 of 2,580 annual sales.

The average rent per square foot in College Station for multi-family units is \$0.79 compared to \$0.84 for the Texas metro average. The average rent per square foot in College Station for units built after 2000 is \$0.83 (Texas A&M Real Estate Center).

Age of Housing Stock

The City of College Station has a relatively new housing stock. Seventy percent (70%) of housing units in College Station were built after 1980 compared to 59% in Brazos County and 52% for the State of Texas. Since 2000, over 11,000 new units have been added to the housing stock. See Table 10 for a breakdown of current housing units by age.

Table 10: City of College Station Housing Stock by Age

| Year Built | Texas | % | Brazos County | % | City of College Station | % |
|-----------------------|------------------|-------------|---------------|-------------|-------------------------|-------------|
| Built 2005 or later | 612,185 | 6% | 4,043 | 6% | 6,106 | 16% |
| Built 2000 to 2004 | 1,144,967 | 12% | 8,993 | 13% | 6,200 | 17% |
| Built 1990 to 1999 | 1,497,796 | 16% | 14,514 | 20% | 7,395 | 20% |
| Built 1980 to 1989 | 1,762,802 | 18% | 15,149 | 21% | 7,929 | 21% |
| Built 1970 to 1979 | 1,747,334 | 18% | 15,414 | 21% | 6,363 | 17% |
| Built 1960 to 1969 | 1,016,736 | 11% | 4,572 | 6% | 1,411 | 4% |
| Built 1950 to 1959 | 942,060 | 10% | 4,089 | 6% | 1,002 | 3% |
| Built 1940 to 1949 | 425,991 | 4% | 3,435 | 5% | 549 | 1% |
| Built 1939 or earlier | 449,202 | 5% | 1,559 | 2% | 245 | 1% |
| Total | 9,599,073 | 100% | 71,768 | 100% | 37,200 | 100% |

Source: 2008 American Communities Survey, City of College Station – Planning and Development Services

Appraised Value

The total appraised value for all property in the City of College Station is over \$6.2 billion (2009 Certified Tax Roll, Brazos County Appraisal District). Residential properties make up 61% of that valuation at \$3.8 billion dollars. Commercial property makes up the next largest segment of appraised property (25%), and the remaining 14% is made up of largely vacant and agricultural property.

Occupancy and Tenure

College Station's occupancy rate has fallen since the 2000 Census. The 2008 American Community Survey estimates the occupancy in College Station to be 87.6% In 2009, the estimated multi-family occupancy was 95.8% for all multi-family units and 93.7% for multi-family units built after 2000 in the College Station-Bryan metropolitan area (Texas Real Estate Center, 2009 College Station-Bryan Market Report).

According to the American Communities Survey, over half of the housing units in College Station are renter occupied (57%), and those units house 53% of the population (Table 11). Owner-occupied housing make up a smaller percentage 31% of the housing stock, and 96% of the population that live in owner-occupied units are in detached single-family homes. Over 13,808 people were reported as renting single-family homes in the 2008 American Communities Survey. In 2008, it was estimated that approximately 13% of the City's population lived in-group quarters, including both public and private dormitories and Greek housing.

The City of College Station also tracks rental property through its rental registration program, which has 6,592 single-family and duplex units registered as of July 2010.

Table 11: College Station Occupancy Rates—All Housing Types (1990, 2000, 2008)

| | Occupancy | Occupied | Vacant | Total |
|------|-----------|----------|--------|--------|
| 2008 | Number | 27,855 | 3,928 | 31,783 |
| | Percent | 88% | 12% | 100% |
| 2000 | Number | 24,691 | 1,363 | 26,054 |
| | Percent | 95% | 5% | 100% |
| 1990 | Number | 17,878 | 1,967 | 19,845 |
| | Percent | 90% | 10% | 100% |

Source: US Census 1990, 2000; 2008 American Communities Survey

Table 12: College Station Population by Housing Type and Tenure (2008)

| Housing Type | Owner | % | Renter | % |
|-----------------------------|--------|------|--------|------|
| Single-Family and Townhomes | 27,233 | 96% | 13,808 | 31% |
| Multi-family | 1,102 | 4% | 29,983 | 68% |
| Other | 0 | 0% | 223 | 1% |
| Total | 28,335 | 100% | 44,014 | 100% |

Source: 2008 American Communities Survey

Income

Based on Census data, (See Table 13) the per capita income for the City of College Station in 2008 was \$20,425. This was an increase of \$5,255 from the 2000 Census. In 2008, the median family income was \$70,810 and the median household income was \$36,463. About 13.7% of families and 34.5% of the population were below the poverty line, including 15% of those under age 18.

Table 13: Household Income Distribution, College Station (1990 - 2000)

| Income | 1990 | | 2000 | | 2008 | |
|------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Less than \$10,000 | 6,597 | 36.7% | 7,115 | 28.9% | 5,921 | 19.8% |
| \$10,000 to \$14,999 | 2,585 | 14.4% | 2,773 | 11.3% | 1,819 | 6.5% |
| \$15,000 to \$19,999 | 1,514 | 8.4% | 1,975 | 8.0% | 1,659 | 6.0% |
| \$20,000 to \$24,999 | 1,220 | 6.8% | 1,615 | 6.6% | 1,485 | 5.3% |
| \$25,000 to \$29,999 | 948 | 5.3% | 1,214 | 4.9% | 972 | 3.5% |
| \$30,000 to \$34,999 | 760 | 4.2% | 1,010 | 4.1% | 1,790 | 6.4% |
| \$35,000 to \$39,999 | 662 | 3.7% | 988 | 4.0% | 1,044 | 3.7% |
| \$40,000 to \$44,999 | 547 | 3.0% | 689 | 2.8% | 988 | 3.5% |
| \$45,000 to \$49,999 | 609 | 3.4% | 626 | 2.5% | 677 | 2.4% |
| \$50,000 to \$59,999 | 712 | 4.0% | 1,155 | 4.7% | 1,403 | 5.0% |
| \$60,000 to \$74,999 | 733 | 4.1% | 1,540 | 6.3% | 2,635 | 9.5% |
| \$75,000 to \$99,999 | 645 | 3.6% | 1,671 | 6.8% | 2,926 | 10.5% |
| \$100,000 to \$124,999 | 223 | 1.2% | 839 | 3.4% | 984 | 3.5% |
| \$125,000 to \$149,999 | 84 | 0.5% | 417 | 1.7% | 1,418 | 5.1% |
| \$150,000 or more | 122 | 0.7% | 972 | 4.0% | 2,134 | 7.7% |
| Total: | 17,961 | 100% | 24,599 | 100% | 27,855 | 100% |

Source: US Census, 1990 and 2000

Income statistics include university students that may have little or no income; because of this, median household income is very low. Similarly, the population reported below the poverty line is not likely representative because of the "low-income" university population. The College Station Independent School District classifies over 31.4% of their students as "Economically Disadvantaged," meaning they qualify for the "free and/or reduced lunch" program (CSISD). The number of students in this program has increased from 24% in 2000. This may be a far better indicator of the economic makeup of College Station.

College Station has also seen a rise in the number and percent of households in higher income brackets. Between 1990 and 2000, only 14.1% of households had an income of more than \$50,000. As of 2000, that percent has risen to 26.9. The 2008 American Communities Survey estimates that percentage even higher (41.3%). It should be noted that these figures have not been adjusted for inflation, which accounts for some proportion of the income growth.

In 2007, College Station's cost of living (COL) was 23.45% lower than the national average, according to Sperling's Best Places. This correlates to the CNN Money Magazine 2007 estimate that the family purchasing power was \$74,577 (the Best Places Average was \$82,867).

ECONOMIC DEVELOPMENT

Table 14: Total Non-Farm Employment, CS-B MSA (2000-2009)

| Year | Employment | Percent Change |
|------|------------|----------------|
| 2000 | 82,600 | 3.1 |
| 2001 | 83,900 | 1.6 |
| 2002 | 85,100 | 1.4 |
| 2003 | 85,700 | 0.7 |
| 2004 | 86,900 | 1.4 |
| 2005 | 88,500 | 1.8 |
| 2006 | 89,400 | 1.0 |
| 2007 | 91,400 | 2.2 |
| 2008 | 94,700 | 3.6 |
| 2009 | 96,400 | 1.8 |

*Includes self-employment

Source: Texas Workforce Commission

Employment

According to data provided by the American Community Survey, educational attainment in College Station is very high compared to State averages. Only 11.1% of the population 25 years and older did not have a high school degree, compared to 20.4% for the State of Texas. Additionally, over 56% of College Station's residents have a college degree.

The employment by population in College Station reflects its high education attainment. Employment in the College Station-Bryan Metropolitan Statistical Area (MSA) has been growing at an average of 1.9% over the past ten years. The growth has been steady except for a larger increase in employment in 2000, 2007 and 2008 and a small increase in 2003 (See Table 14). Texas A&M University, the College Station Independent School District, Reynolds & Reynolds, the City of College Station, Scott & White, and the College Station Medical Center are the top employers located in College Station.

Unemployment

The most recent statistics available from the Texas Workforce Commission show an unemployment rate of 5.8% (May 2010) within the City of College Station-Bryan MSA and a median of 6% between January and May of 2010. This is up slightly from the 2009 annual rate of 5.7% but remains considerably lower than the Texas and national rates (8.0% and 9.3% in May 2010, respectively). Between 2000 and 2009, the rates have ranged between a low of 3.8% and a high of 5.7% (see Table 15). Unemployment in College Station is relatively low, in large part because of the significant role Texas A&M University plays in the local economy.

Table 15: Annual Unemployment, CS-B MSA Historical (2000-2009)

| Year | Unemployment | Rate | Percent Change |
|------|--------------|------|----------------|
| 2000 | 3,560 | 3.8 | N/A |
| 2001 | 3,712 | 3.9 | 4.1% |
| 2002 | 4,459 | 4.5 | 16.8% |
| 2003 | 5,056 | 5.0 | 12.1% |
| 2004 | 4,626 | 4.5 | -9.0% |
| 2005 | 4,366 | 4.2 | -5.5% |
| 2006 | 4,208 | 4.1 | -2.8% |
| 2007 | 3,873 | 3.8 | -8.0% |
| 2008 | 4,340 | 4.1 | 12.1% |
| 2009 | 6,396 | 5.7 | 47.4% |

Source: Texas Work Force Commission

Travel Time

The average commute to work in College Station takes 16.2 minutes according to the 2008 American Community Survey. The average in Texas is 25.1 minutes and the national average is 25.5 minutes. In College Station, 89.2% of residents have a commute time of less than 30 minutes. Only 3.8% of the College Station population experiences a

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commute time of 45 minutes or longer compared to an average of 15.5% of the *Best Places to Live* communities (CNN/Money Magazine 2008).

Table 16: Property Tax Rates (2000-2010)

| Fiscal Year | Ad Valorem Tax Rate | Percent Change | Property Tax Revenue | Percent Change |
|-------------|---------------------|----------------|----------------------|----------------|
| 2000 | 42.93 ¢ | N/A | \$9,059,131 | N/A |
| 2001 | 42.93 ¢ | 0.00% | \$9,929,527 | 9.6% |
| 2002 | 47.77 ¢ | 10.13% | \$11,877,640 | 19.6% |
| 2003 | 47.77 ¢ | 0.00% | \$12,997,358 | 9.4% |
| 2004 | 46.53 ¢ | -2.66% | \$14,076,798 | 8.3% |
| 2005 | 46.40 ¢ | -0.28% | \$15,252,426 | 8.4% |
| 2006 | 43.94 ¢ | -5.60% | \$16,028,452 | 5.1% |
| 2007 | 43.94 ¢ | 0.00% | \$17,697,220 | 10.4% |
| 2008 | 43.94 ¢ | 0.00% | \$19,973,882 | 12.9% |
| 2009* | 43.94 ¢ | 0.00% | \$22,076,134 | 10.5% |
| 2010* | 43.94 ¢ | 0.00% | \$23,639,141 | 7.1% |

*FY 2010 Approved Budget Projection

Source: College Station Comprehensive Annual Financial Reports and Annual Budgets

Property Tax

Taxable Assessed Value for 2010 is \$5.4 billion, a 7.5% increase over 2009. Taxable Assessed Value has steadily increased from \$2.31 billion to \$5.4 billion between 2000 and 2010, representing a 157% increase.

College Station's property tax rate is very competitive and among the lowest in the State for cities with a population between 50,000 and 100,000. The FY2010 property tax is set at 43.94¢ per \$100 of assessed value, down 8.78% from FY2002 (See

Table 16). By comparison, the property tax rate for the City of Bryan is 63.64¢. When combined with all taxing entities, including the College Station Independent School District, College Station property owners pay \$2.4144 per \$100 of assessed valuation.

Sales Tax

According to the 2003 Perryman Report, trade and services bring in the largest share of revenue to the College Station-Bryan MSA. College Station experienced \$2.01 billion in gross sales receipts in 2009, down 5.5% from 2008 (see Table 17). In the first quarter, this decrease was due to the effects of the national recession finally impacting the College Station market. In contrast, the median increase in gross sales receipts between 2002 and 2009 is a healthy 5.5%.

Table 17: Gross Sales Tax Per Capita, College Station (2002-2009)

| Year | Total Retail Sales | Sales Per Capita | Percent Change |
|--------------|---------------------|------------------|----------------|
| 2002 | \$ 1,381,177,844 | \$ 18,233 | N/A |
| 2003 | \$ 1,478,917,478 | \$ 18,886 | 6.6% |
| 2004 | \$ 1,588,125,784 | \$ 19,799 | 6.9% |
| 2005 | \$ 1,679,697,565 | \$ 20,502 | 5.5% |
| 2006 | \$ 1,764,915,207 | \$ 20,982 | 4.8% |
| 2007 | \$ 1,984,415,024 | \$ 22,814 | 12.4% |
| 2008 | \$ 2,126,299,822 | \$ 23,392 | 7.1% |
| 2009 | \$ 2,017,094,854 | \$ 21,584 | -5.1% |
| Texas - 2009 | \$1,161,410,397,848 | \$ 46,692 | N/A |

Source: Texas Comptroller's Office

Based on the latest complete data available, College Station saw \$21,584 per capita in gross sales in 2009, a 5.1% decrease from 2008.

Approximately \$1.05 billion of the gross sales in 2009 were subject to the City's sales tax. The fourth quarter of 2009 showed ended with \$211.61 in sales tax collected per capita. It is estimated that in FY2010, the City will have collected sales tax on approximately \$1.96 billion in sales.

The current City sales tax rate is 1.5% of a total 8.25% sales tax, and generated approximately \$19.6 million in FY2010—a 0.76% decrease from FY2009. The City sales tax revenue is expected to total \$19 million in FY2011 (see Table 18). Sales tax accounts for 40% of the City's general fund revenues and despite recent declines due to the larger national recession, is projected to steadily grow to over \$20 million by 2011 (Texas Office of the Comptroller, FY2008 City of College Station Budget).

As reported by the Brazos County Appraisal District, there is approximately 4.64 million square feet of retail space in the City of College Station, which translates to 51.58 square foot per capita. This includes stand-alone retail outlets, markets, Post Oak Mall, shopping centers, etc. Comparatively, the national average is 43.3 sq. ft. per capita based on analysis conducted by the International Council of Shopping Centers.

Utilizing data collected from the Brazos County Appraisal District and the FY2010 City Annual Budget, it is estimated that approximately \$4.11 in sales tax revenue is collected per square foot of retail space.

Tourism

There are many sights and attractions in and around College Station. As home of Texas A&M University, the George H.W. Bush Presidential Library, and several unique entertainment districts and venues, including the Northgate district and Wolf Pen Creek, visitors can experience any number of activities. In 2008, the George Bush Library ranked 36th of the Top 50 Attractions in Texas. The MSA ranked 9th out of the Top 15 Leisure Destinations in Texas (Office of the Governor).

According to the Office of the Governor - Economic Development and Tourism, the College Station-Bryan MSA saw 3.3 million persons visit the area, spending a total of 6.18 million person days in 2008. Additionally, it is projected that College Station-Bryan MSA, saw \$357 million in travel expenditures, supported 4,700 jobs with a payroll of \$85.4 million, and generated \$6.6 million in local taxes in 2009 (see Table 19). In 2009, the MSA was ranked 12th out of the 26 MSAs and Metropolitan Divisions (MD) in Texas concerning dollars spent on tourism (Office of the Governor).

Hotel/motel taxes collected in College Station-Bryan totaled \$3.65 million in 2009, up 2% compared to 2008, indicating a healthy tourism market despite the economic downturn. A spike in the hotel occupancy rate can be seen during Texas A&M home football, NCAA

Table 18: Sales Tax Revenue (2000 – 2011)

| Fiscal Year | Sales Tax Revenue | Percent Change |
|-------------|-------------------|----------------|
| 2000 | \$12,573,564 | N/A |
| 2001 | \$12,733,403 | 1.26% |
| 2002 | \$13,413,911 | 5.07% |
| 2003 | \$13,782,065 | 2.67% |
| 2004 | \$14,956,054 | 7.85% |
| 2005 | \$15,440,349 | 3.14% |
| 2006 | \$16,748,283 | 7.81% |
| 2007 | \$18,077,973 | 7.94% |
| 2008 | \$19,824,512 | 9.66% |
| 2009 | \$19,774,512 | -0.25% |
| 2010 | \$19,624,512 | -0.76% |
| 2011 | \$19,077,164 | -2.79% |

Source: City of College Station budgets

Table 19: Tourism Data, CS-B MSA (2000-2010)

| | Total Spending (\$000) | Destination Spending* (\$000) | Earnings (0000) | Employment | State Tax Receipts (\$000) | Local Tax Receipts (\$000) |
|------|------------------------|-------------------------------|-----------------|------------|----------------------------|----------------------------|
| 2000 | \$245,941 | \$238,499 | \$54,655 | 4,050 | \$16,425 | \$3,906 |
| 2001 | \$252,456 | \$245,375 | \$58,048 | 4,200 | \$16,899 | \$4,124 |
| 2002 | \$254,429 | \$248,791 | \$59,554 | 4,200 | \$17,182 | \$4,256 |
| 2003 | \$261,756 | \$256,644 | \$60,922 | 4,120 | \$17,499 | \$4,302 |
| 2004 | \$284,594 | \$279,620 | \$64,672 | 4,170 | \$18,590 | \$4,643 |
| 2005 | \$322,366 | \$316,666 | \$70,844 | 4,410 | \$20,226 | \$5,151 |
| 2006 | \$344,524 | \$338,314 | \$72,740 | 4,370 | \$21,121 | \$5,486 |
| 2007 | \$375,300 | \$375,300 | \$80,600 | 4,630 | \$23,000 | \$6,300 |
| 2008 | \$407,500 | \$407,500 | \$85,000 | 4,630 | \$24,000 | \$6,900 |
| 2009 | \$357,400 | \$357,400 | \$85,400 | 4,700 | \$22,700 | \$6,600 |

*Does not include air transportation

Source: Office of the Governor – Economic Development and Tourism

Championships, consisting of competitions like Indoor Track and Field, Men's and Women's Tennis, Swimming, and Women's Soccer, held on Campus. Additionally, College Station is

home to several major events throughout the year that generate a bulk of our tourism dollars including both National and International Fire Schools held at the Brayton Fire Training Field; USA/ASA Fast Pitch National Championships; PrimeTime Sports Texas State 7 on 7 Football Championships; as well as smaller, regional events such as World Fest, Duck Jam and Ziegfest.

Table 20: Hotel Data, College Station (2000-2009)

| | Hotel / Motel Tax Revenues | Room Nights Sold | Occupancy Rate |
|------|----------------------------|------------------|----------------|
| 2000 | \$1,749,521 | 478,000 | 67.7% |
| 2001 | \$1,843,419 | 490,000 | 67.3% |
| 2002 | \$1,926,009 | 495,800 | 63.9% |
| 2003 | \$2,120,015 | 497,000 | 63.4% |
| 2004 | \$2,191,428 | 521,700 | 64.7% |
| 2005 | \$2,306,928 | 578,200 | 65.0% |
| 2006 | \$2,671,417 | 588,600 | 58.2% |
| 2007 | \$2,980,250 | 855,000 | 63.0% |
| 2008 | \$3,585,512 | 896,000 | 64.7% |
| 2009 | \$3,658,000 | 829,000 | 56.0% |

Source: COCS Budget and Office of the Governor - Economic Development and Tourism

College Station has enjoyed increasing tax revenues from an increasing number of room nights sold; yet, because of the addition of new hotels over recent years, the occupancy rate has generally decreased since 2000 (see Table 20). Between 2008 and 2009, the area saw an increase in the addition of hotel rooms that outpaced the room growth rate

in the State (5.3% vs. 5.1%) and an average daily room rate that actually decreased by 0.2% compared to a 7.0% decrease seen on average statewide. While the local occupancy rate was down by 2.7% in 2009 from 2008, it did outpace the state wide averages in 2009 with an estimated 56.0% occupancy rate verses the state's 53.5% (see Table 21).

Table 21: Hotel Rooms, Rates, and Occupancy (2008-2009)

| | 2008 | | 2009 | |
|--------------------|---------|---------|---------|---------|
| | CS-B | Texas | CS-B | Texas |
| # of Rooms (000's) | 3.8 | 360.1 | 4.1 | 378.5 |
| Average Daily Rate | \$79.27 | \$89.75 | \$79.15 | \$83.49 |
| Occupancy Rate | 64.7% | 61.5% | 56.0% | 53.5% |

Source: Office of the Governor – Economic Development and Tourism

LAND USE

The City of College Station Future Land Use & Character Map (see Figure 5) consists of a variety of land uses that, when used in conjunction with the Community Assets and Images Map and the Concept Map, collectively form the preferred pattern of land development. The Future Land Use & Character Plan was adopted as a part of the Comprehensive Plan in 2009. Figure 6 depicts the land uses that existed when the future land uses and characters were developed.

The following sections will address the unique land use conditions that currently exist in College Station and its Extraterritorial Jurisdiction (ETJ).

Planned Land Uses

Based on the City's current Comprehensive Plan, Table 22 lists the planned land uses and the approximate acreage of each use designation, both within the City limits and the ETJ, as of June 2010. While the City does not have control over land use outside of the City limits, the land use designation for properties in the ETJ exists to reflect the City's desire for the future land use of those areas.

In order to provide for market flexibility, College Station's Comprehensive Plan has several designations that allow for development of multiple land uses. For example, the General Suburban designation is primarily for single-family residential development, but also allows for development of townhomes and commercial under certain circumstances. Because of this, acreages of planned uses are estimated.

Table 22: Future Land Use & Character

| Designation | Acreage in City | % of Total | Acreage in ETJ* | % of Total | Total | % of Total |
|------------------------|-----------------|----------------|------------------|---------------|-------------------|----------------|
| Neigh. Conservation | 1,360.5 | 4.7% | 0.0 | 0.0% | 1,360.5 | 0.99% |
| Rural | 6.2 | 0.0% | 84,428.3 | 77.4% | 84,434.50 | 61.27% |
| Estate | 3,413.2 | 11.9% | 31.3 | 0.0% | 3,444.5 | 2.50% |
| Restricted Suburban | 4,003.6 | 14.0% | 903.6 | 0.8% | 4,907.2 | 3.56% |
| General Suburban | 2,365.1 | 8.2% | 671.8 | 0.6% | 3,036.9 | 2.20% |
| Urban | 2,676.0 | 9.3% | 333.8 | 0.3% | 3,009.8 | 2.18% |
| Urban Mixed Use | 398.3 | 1.4% | 0.0 | 0.0% | 398.3 | 0.29% |
| General Commercial | 811.3 | 2.8% | 10.3 | 0.0% | 821.6 | 0.60% |
| Suburban Commercial | 926.6 | 3.2% | 48.6 | 0.0% | 975.2 | 0.71% |
| Business Park | 1,183.2 | 4.1% | 976.4 | 0.9% | 2,159.60 | 1.57% |
| Institutional / Public | 631.7 | 2.2% | 0.0 | 0.0% | 631.7 | 0.46% |
| Texas A&M University | 4,727.4 | 16.5% | 80.0 | 0.1% | 4,807.40 | 3.49% |
| Natural - Protected | 1,096.8 | 3.8% | 10.4 | 0.0% | 1,107.20 | 0.80% |
| Natural - Reserved | 4,983.1 | 17.4% | 21,352.8 | 19.6% | 26,335.90 | 19.11% |
| Water | 44.4 | 0.2% | 264.0 | 0.2% | 308.4 | 0.22% |
| Utilities | 63.9 | 0.2% | 0.0 | 0.0% | 63.9 | 0.05% |
| TOTAL | 28,691.3 | 100.00% | 109,111.3 | 100.0% | 137,802.60 | 100.00% |

NOTE: The total area of the combined City limits and 5-mile ETJ is approximately 141,370 acres. The total area in the land use categories is 136,509.7 acres. The difference is within street and highway rights-of-way (4,860.3 acres, or roughly 3.4% of the overall area).

Totals down to decimal place level may vary slightly due to rounding.

*ETJ refers to the future 5-mile Extraterritorial Jurisdiction

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The largest planned land use for the City is 'Residential.' Approximately 45% of the City is planned to be developed for residential uses of varying density ranging from lower density single-family uses to residential units included in vertical mixed-use developments. Another large planned use is 'Natural Areas.' Much of this land will remain undeveloped due to natural constraints, such as floodplain. The least utilized land use designation inside the City limits is 'Rural.' Rural is the most common designation in the ETJ, at almost 70% of the ETJ carrying this designation.

Table 23: Existing Land Uses (June 2010)

| | USE | City Only | |
|----------------------|--|------------------|---------------|
| | | Acres | Percent |
| Residential | SINGLE-FAMILY RESIDENTIAL (detached and attached) | 4,950.34 | 17.49% |
| | RURAL (large lot residential) | 1,985.28 | 7.01% |
| | DUPLEX RESIDENTIAL | 404.32 | 1.43% |
| | MULTI-FAMILY RESIDENTIAL | 1,040.74 | 3.68% |
| | GROUP QUARTERS (nursing home, private dorm, etc) | 68.52 | 0.24% |
| | MOBILE/MANUFACTURED HOME | 159.10 | 0.56% |
| | TOTAL | 8,608.29 | 30.41% |
| Commercial | COMMERCIAL RETAIL | 956.23 | 3.38% |
| | COMMERCIAL OFFICE | 324.68 | 1.15% |
| | COMMERCIAL OTHER | 105.51 | 0.37% |
| | TOTAL | 1386.42 | 4.90% |
| Industrial | COMMERCIAL-INDUSTRIAL (warehousing, distribution) | 93.48 | 0.33% |
| | LIGHT INDUSTRIAL | 83.81 | 0.30% |
| | TOTAL | 177.30 | 0.63% |
| Public | PUBLIC FACILITIES (COCS, CSISD, Library, etc.) | 495.75 | 1.75% |
| | SEMI-PUBLIC FACILITIES (religious institutions, hospitals) | 286.52 | 1.01% |
| | TOTAL | 782.27 | 2.76% |
| Texas A&M University | TEXAS A&M UNIVERSITY | 5,370.30 | 18.97% |
| | TOTAL | 5,370.30 | 18.97% |
| Other | AGRICULTURAL | 631.10 | 2.23% |
| | UNDEVELOPED | 9,446.95 | 33.37% |
| | STORMWATER DETENTION | 66.42 | 0.23% |
| | COMMON SPACE | 63.83 | 0.23% |
| | PARK SPACE | 1,657.26 | 5.85% |
| | GREENWAY/FLOODPLAIN | 6.81 | 0.02% |
| | TRANSPORTATION/UTILITIES | 111.41 | 0.39% |
| | TOTAL | 11,891.95 | 42.77% |
| | TOTAL | 28,308.36 | |

Source: City of College Station, Planning & Development Services

Existing Land Uses

Table 23 is an inventory of existing land uses in College Station, as of June 2010. Existing land uses are those currently developed within the City. While the existing land use designations are not identical to the Comprehensive Plan land use designations, general observations can be made using the two tables.

The Comprehensive Plan designates approximately 45% of the City's land area to residential uses in varying densities. Based on current land use information, approximately 30% of the land in College Station is developed for residential uses. The Comprehensive Plan designates approximately 10% of its land area for commercial uses, and approximately 5% of the City is currently developed as commercial. One reason for the difference in planned and developed area is the large amount of land in the City that is currently undeveloped, but that holds a land use designation in the Comprehensive Plan for future development. As adequate infrastructure becomes available and properties are ripe for development over the 20-year planning horizon, the discrepancy between the existing and proposed land uses will lessen.

Residential Uses

College Station offers a variety of housing types for its residents. The Future Land Use & Character Map designations for residential development include Estate, General Suburban, Neighborhood Conservation, Restricted Suburban, Rural, Urban Mixed-Use, and Urban, which includes any housing type with attached units, such as duplexes and apartments. As previously stated, the designations allow for flexibility in land use, so acreages of planned uses are estimated. Comparing the planned and the existing land uses (Tables 22 and 23), over 45% of the land in the City limits has been planned for residential uses and approximately 30% has been developed.

The majority of the residential land planned within the City is designated as Restricted Suburban and Estate, both exclusively single-family designations (Table 23). Estate is described in the Comprehensive Plan as having average 20,000 square foot lots and Restricted Suburban is described as having average 8,000 square foot lots.

Commercial

Just over half of the land area that has been planned for commercial uses has been developed for such uses. The Future Land Use & Character Plan calls for approximately 3,200 acres (or approximately 10% of the City) of commercial land use in the City, including Business Park, General Commercial, Suburban Commercial, and Urban Mixed Use designations. Because of the flexibility of the Plan, commercial can also be developed on properties designated as General Suburban, Urban, and Urban Mixed Use, in certain circumstances. Approximately 1,600 acres have been commercially developed, the majority of it for retail commercial uses that cater to the general population and attract regional sales tax dollars.

Redevelopment

The College Station Future Land Use & Character Plan has designated over 630 acres of land for Redevelopment. Areas designated for

Redevelopment include properties along the Texas Avenue corridor, between Harvey Road and the northern City limits, properties within the Northgate district, properties located along the Harvey Road corridor, and properties located southeast of the intersection of George Bush Drive and Wellborn Road (F.M. 2154). The Comprehensive Plan calls for redevelopment of these areas because it is anticipated that a change in land use and character requires some form of direct market intervention by the City, including City-initiated rezoning, capital expenditures, or incentives such as an expedited review process. Other properties are expected to redevelop as well, but will likely experience a change in use based on market opportunities alone.

Two major rehabilitations have occurred along Texas Avenue since 2000—Central Station (formerly Culpepper Plaza) located on Texas Avenue, between Dominik Drive and Harvey Road (2006), and Texas Avenue Crossing (formerly Redmond Terrace) at the southwest corner of George Bush Drive and Texas Avenue (2002). These redevelopment projects included the rehabilitation of existing retail buildings and parking lots.

Many of the redevelopment activities within the Northgate area include residential units for the student population. The proximity of Northgate to a large university population has encouraged the development and redevelopment of various residential and commercial uses in the area. Over the past decade, the City has invested approximately \$30 million in the area's infrastructure and is poised to invest another \$5 million over the next several years. This investment has supported and is expected to continue to support redevelopment of the area.

Agriculture

There are approximately 33,000 acres of farmland and ranchland in College Station and its 3.5-mile ETJ. The main resources of the College Station agricultural industry are cattle, corn, cotton, eggs, hay, and sorghum (Bryan/College Station Chamber of Commerce).

Comprehensive Plan Amendments

The Unified Development Ordinance (UDO) was adopted by the City Council in June 2003, and requires that all zoning map amendments, or rezonings, be in compliance with the Comprehensive Plan. Since the adoption of the Comprehensive Plan in 2009, three applications for Future Land Use & Character Map amendments have been made to the City Council for their consideration. Of those, one amendment was approved, one was denied, and one is in review. The approved amendment to the Future Land Use & Character Map converted an infill tract of just over six acres from General Commercial and Natural Areas to Urban for a multi-family development.

Platting Activity

Growth and platting activity during the early years of College Station reflects the influence of Texas A&M University as the physical, economic, and social center of the City. Maps depicting the platting activity during this time show that the general pattern

of development was focused almost completely along the corridors surrounding the University. This pattern of development continued into the 1960s. During this same time, the City began to see development in the ETJ with the platting of Harvey Hillside and Windwood subdivisions, but the majority of platting activity was still localized around the University and within the City limits.

After 1970, development began to move further south, and with increasing frequency, outside of the City limits. New development was occurring along the edges of the community during the 1970s and was located primarily around Harvey Mitchell Parkway (FM 2818). The 1980s also saw expansion of the City and development activity, but mainly around the previously developed areas. By the 1990s, development was as far south as Arrington Road, with the beginning of the Indian Lakes Subdivision.

Since 1990, development has continued to move south towards the southern City limits, past Greens Prairie Road/William D. Fitch Parkway (State Highway 40), and includes the Castlegate and Pebble Creek Subdivisions, and continued development of the ETJ. Between 2000 and June 2010, the City processed plats for over 9,000 lots with nearly 18% of those being in the ETJ. ETJ platting peaked in 2004, when over one-quarter of the lots platted that year were in the ETJ. These trends are depicted in Figure 7 below.

Extraterritorial Jurisdiction

The College Station Extraterritorial Jurisdiction (ETJ) has experienced a significant amount of development in the last several years. Much of that growth has stemmed from the subdivision of large, primarily agricultural, properties for urban-density residential development. This type of development outside of the City limits has altered the land use patterns and influenced growth trends in the ETJ. In light of this trend, which has been seen across the State, the Texas legislature recently enacted a State law addressing the preservation of agricultural land during the municipal annexation process. This has resulted in the possible protection of 3,718 acres (in 43 tracts) of agricultural land over the next 10 years through the City's non-annexation development agreements (see Figure 8).

College Station adopted a policy in 2006 stating water and sewer utility services will not be available to properties outside of the City limits without a petition for annexation. The policy provides that the City Council may grant exceptions through inter-local agreements, for economic development, or for health and safety reasons. Several exceptions allowing for the extension of City sewer have been approved in the ETJ.

A field survey of the land uses within the ETJ was conducted in 2006 and recorded by the City's planning staff, as shown in Figure 9. Land uses in the ETJ will be updated and field verified approximately every five years. The land use classifications are those used by the Brazos County Appraisal District. The intensity of uses in the ETJ is greater than the Comprehensive Plan anticipated, but the City cannot regulate land use outside of its City limits.

Annexation

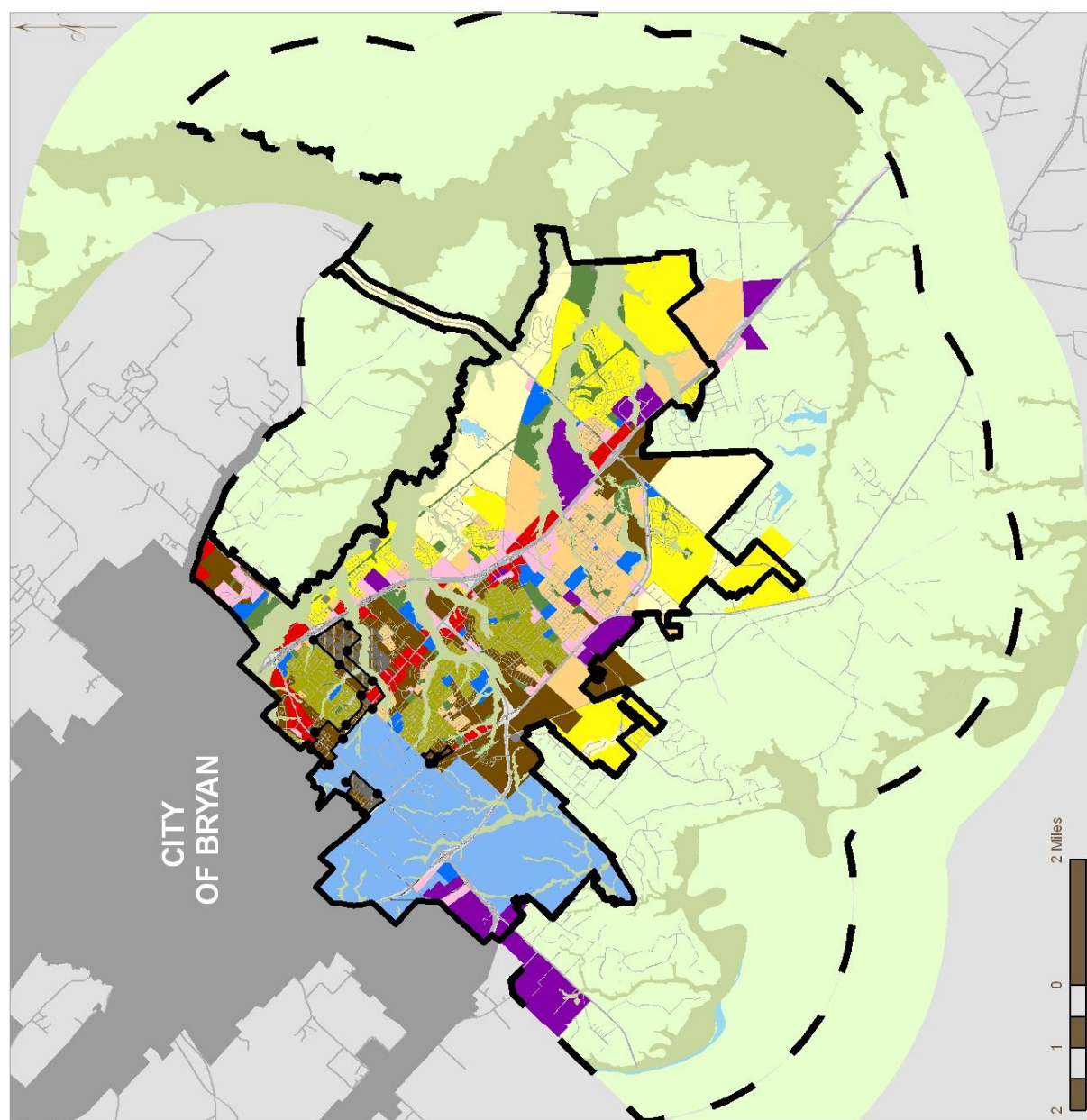
Since being incorporated in 1938, the City of College Station has taken an active role in annexing property into its City limits. College Station has added approximately 36,000 acres since incorporation. Between 1938 and 1960, the areas primarily surrounding Texas A&M University were brought into the City limits. From the time of incorporation, the City's ETJ extended one mile beyond the City limit line. As a result of population growth beyond 25,000 residents, the ETJ line was extended to two miles beyond the City limit line in 1974.

By 1980, the City had expanded along Earl Rudder Freeway (State Highway 6) down to Greens Prairie Road, currently referred to as William D. Fitch Parkway. When the City's population reached 50,000 residents in the 1980's, the ETJ was extended to 3.5 miles beyond the City limits (unless otherwise determined by agreement).

Annexations in the 1990s and 2000s expanded the City limit lines further east along Carter Creek and west along Wellborn Road, where the City limits currently exist today. The ETJ will expand to five miles beyond the City limit line once the City's population reaches 100,000, which is anticipated in the next three to five years.

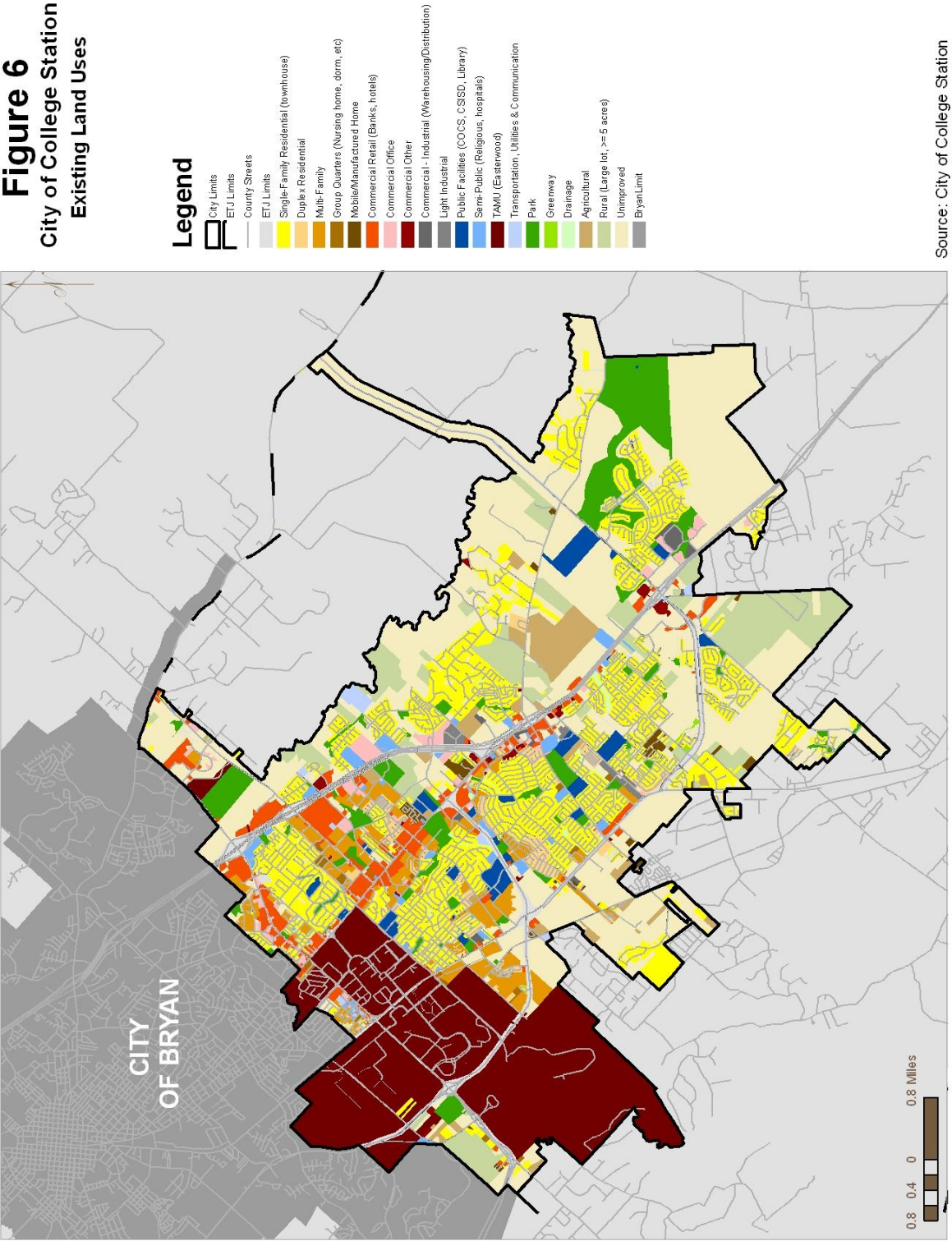
In 2006, the City began the process to create an annexation program for land under the exempt status, according to the Texas Local Government Code. The City initially proposed annexing 6,730 acres, which would increase the City size to 57.83 square miles. During that process, the Texas legislature enacted a State law to preserve agricultural land and protect it from municipal annexation. As a part of the new law, the City is required to offer development agreements to the property owners of agriculturally appraised land, which protects the land from annexation for 10 years if the property maintains agricultural status and remains undeveloped. The City entered into development agreements on approximately 3,416 acres of agricultural land initially proposed for annexation at that time. On March 29, 2008, the City annexed approximately 1,526 acres of property with exempt status, which increased the City size to 49.6 square miles. In 2009 the City entered into non-annexation development agreements on 289 acres (and in 2010, 7 acres were released from the non-annexation development agreement upon petition for annexation) for a total of 3,698 acres (in 43 tracts). In 2010, the City added approximately 60 acres to the City by petition for annexation. The current size of the City is 31,804 acres or 49.7 square miles.

Figure 5
City of College Station
Comprehensive Plan
Land Use Plan



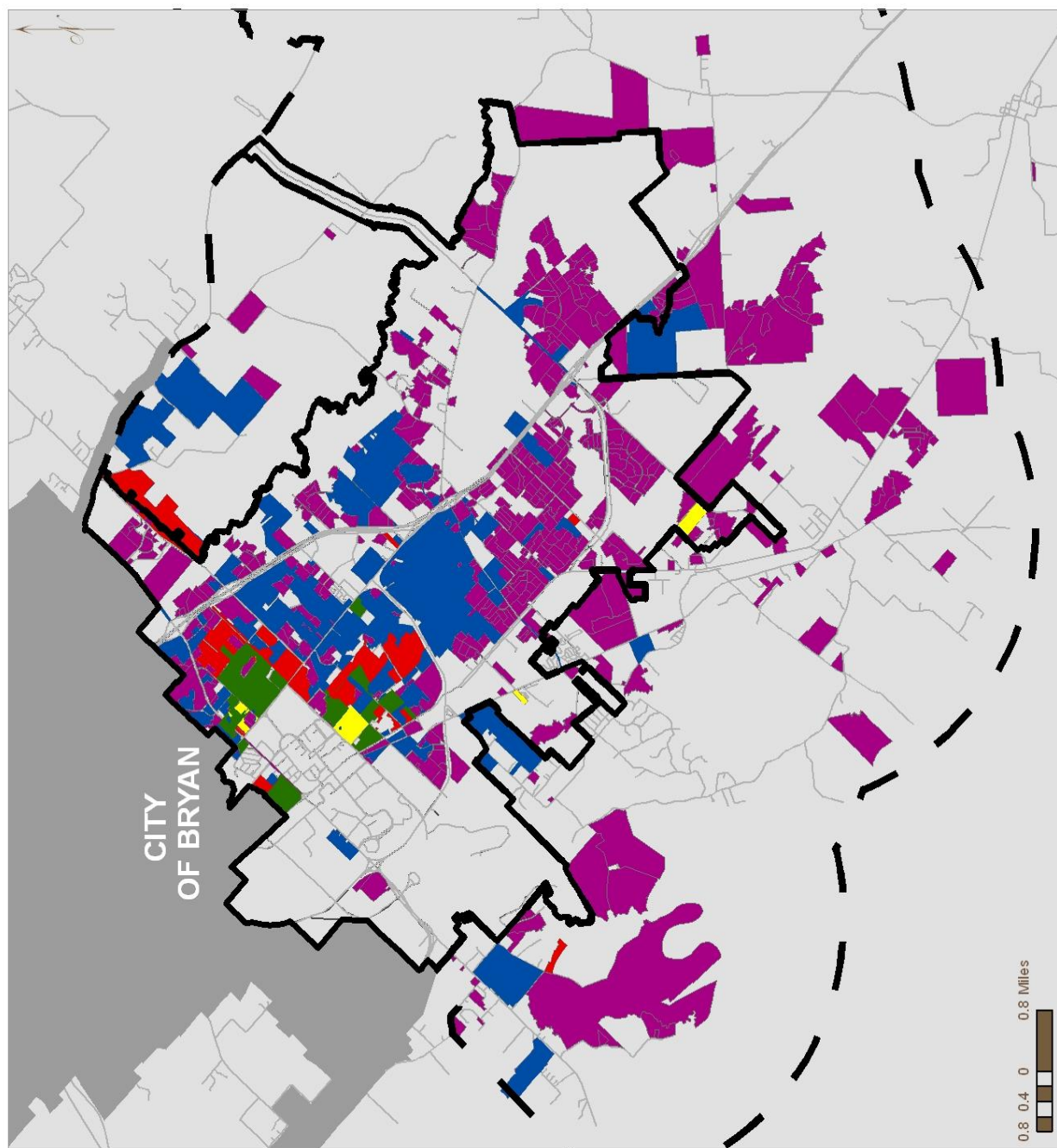
Source: City of College Station

Figure 6
City of College Station
Existing Land Uses



Source: City of College Station

Figure 7
City of College Station
Platted Growth



Source: City of College Station

Figure 8
City of College Station
Non-Annexation
Development Agreements

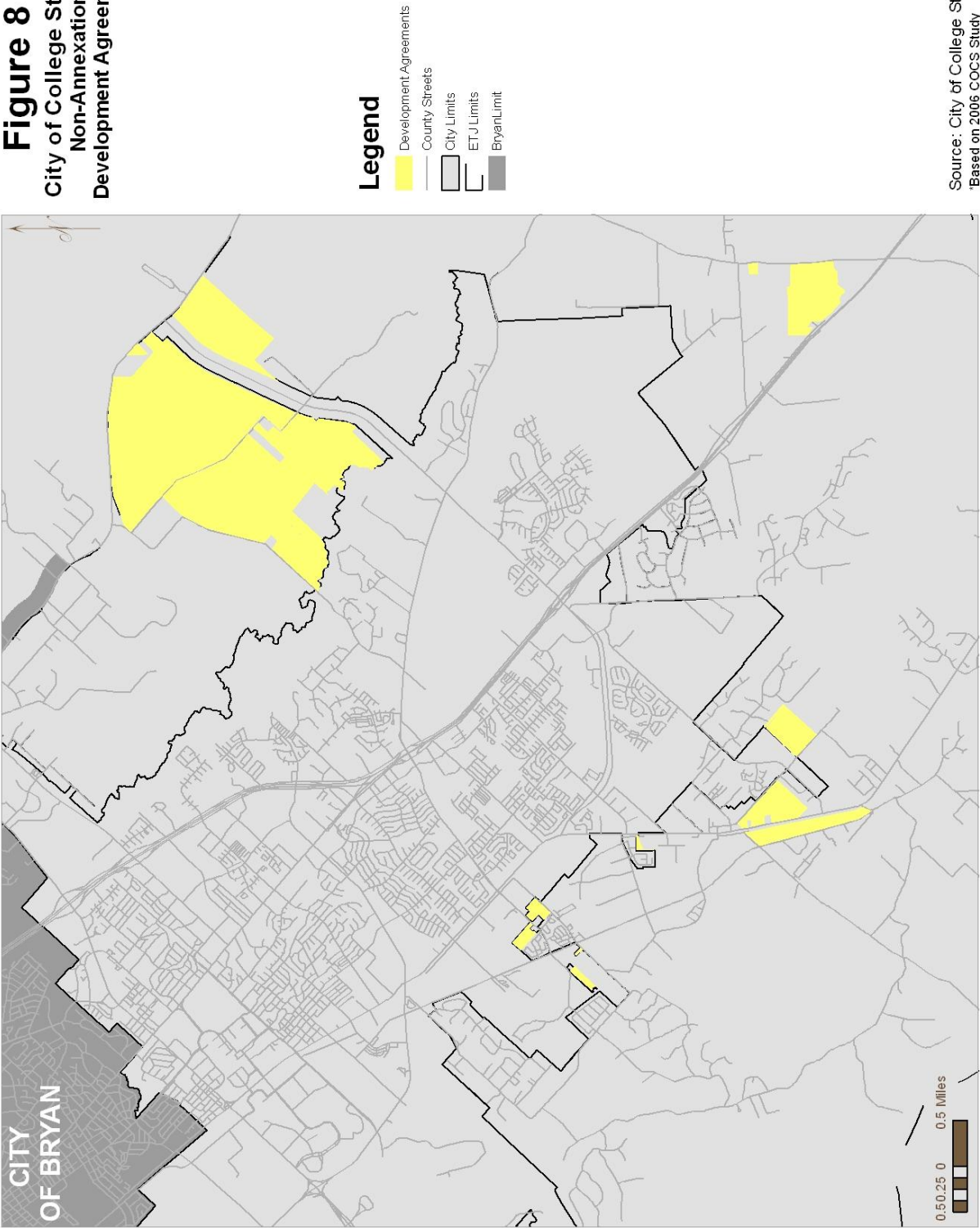
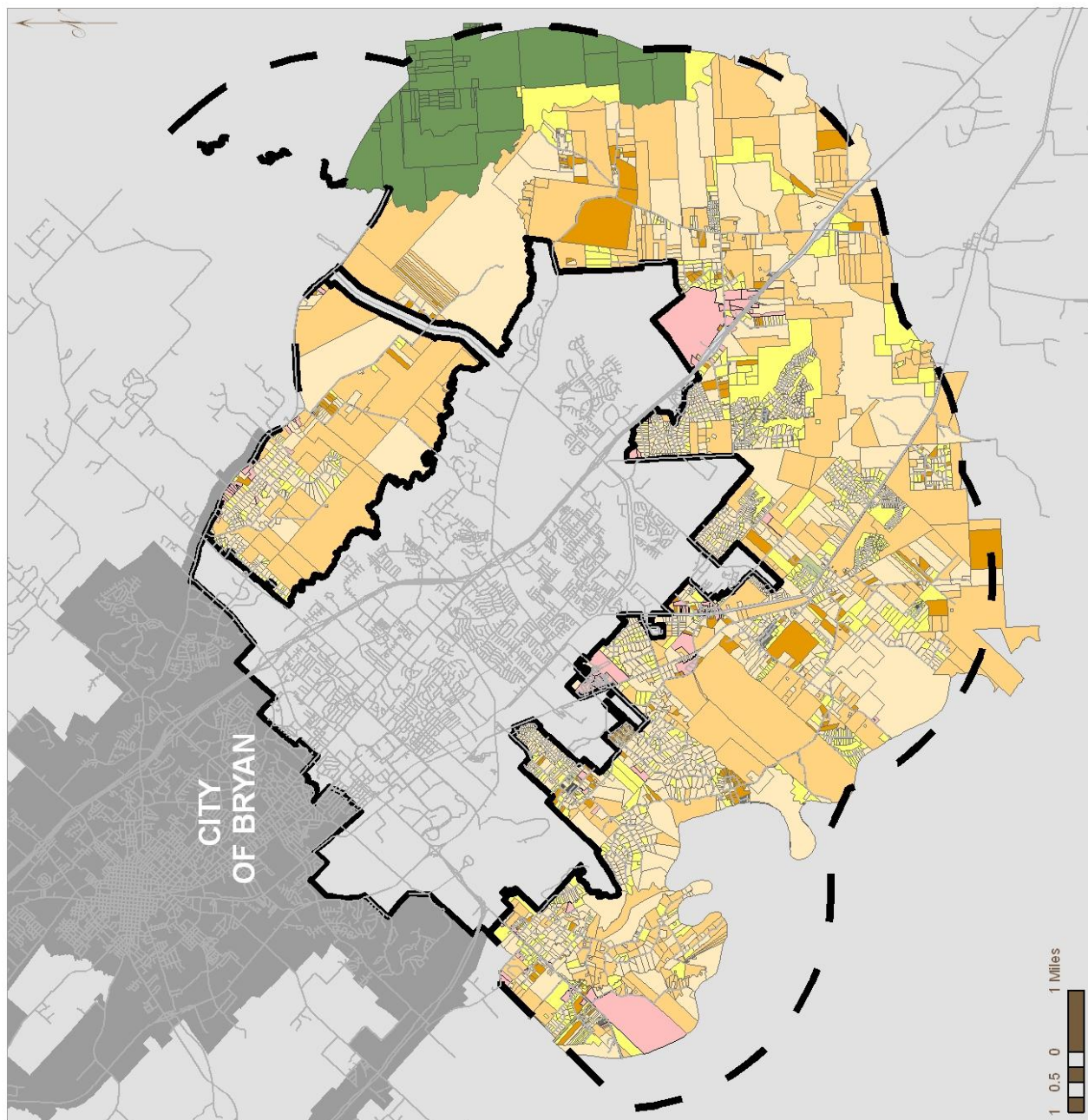
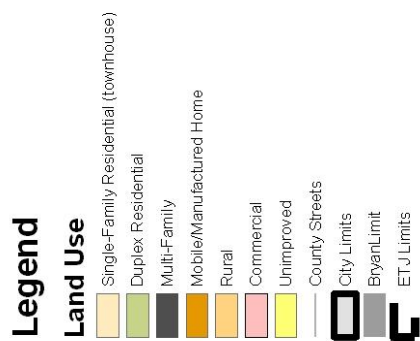


Figure 9
City of College Station
ETJ Existing Land Uses



Source: City of College Station
*Based on 2006 COCS Study

PUBLIC FACILITIES

Public Art in the City of College Station



Photo Credit: City of College Station

Arts

The City of College Station supports the arts and partners with the Brazos Valley Arts Council in the display of public art. There are currently 21 pieces of public art on display throughout the City, with five being located at the Brazos Valley Arts Council building located in Wolf Pen Creek on the northeast corner of Dartmouth Street and Colgate Street. The Parks & Recreation Department is responsible for maintenance around public art, but is not responsible for maintaining the artwork itself. At present,

there is only one location in the City that is reserved for public art - the southwest corner of University Drive and State Highway 6, next to the Scott and White Clinic.

In total, there are 59 regional not-for-profit arts, culture and heritage affiliate organizations that are represented by the Brazos Valley Arts Council. The Council supports these organizations by providing funding, technical support, promotional services and partnership building.

From November 2005 to May 2006, the George Bush Presidential Library and Museum provided funding for the "Locomotives on Parade" public art project. Forty-one fiberglass locomotives, sponsored by citizens and local businesses and painted by artists, were located throughout the Brazos Valley. These locomotives were sold at an auction event held at the Museum, and many are still on display at businesses in the Brazos Valley.

Infrastructure

Electric

The primary electric provider in College Station is College Station Utilities (CSU). Presently, they serve more than 37,000 customers. For the year 2009, the average monthly kilowatt hours (KWH) sold for residential customer accounts was 1,002. This translated to a monthly bill of \$125. For commercial customer accounts the average monthly total was 10,427 KWH, which translated to a monthly bill of \$1,023. CSU is a wholesale power purchaser and does not currently have generation capabilities. Power is supplied by American Electric Power from plants located around the State of Texas. Delivery is on the state transmission grid, Electric Reliability Council of Texas (ERCOT).

There are six electrical substations located in College Station, with

another two that are currently in the planning or construction process. These six substations have a capacity of 425 Megavolts (MVA), which is capable of meeting a peak demand of at least 245 MVA, while maintaining emergency backstand capability for the substation transformers. There are approximately 20 miles of 138 Kilovolt (kV) electric transmission lines in College Station. The electric distribution system consists of over 400 miles of lines, with approximately 46% of those being overhead and 54% being underground. The City adopted a policy in 1992 to require that electric lines be installed underground inside new developments and subdivisions. The City has also removed overhead electric lines on portions of major corridors, including University Drive, Texas Avenue, Southwest Parkway, and Harvey Road.

CSU has policies for purchasing excess power produced by customers with forms of Distributed Generation, such as solar panels. Rebate programs have been offered to provide incentives for these types of installations.

Other service providers include Bryan Texas Utilities (BTU), A&M Energy, and Entergy. BTU serves the City of Bryan, rural areas of Brazos County, and areas of the City of College Station annexed after 1996. A&M Energy provides service to the Texas A&M University campus and its facilities. Entergy provides service to areas located south of the Texas World Speedway, located east of State Highway 6, approximately three miles south of its intersection with William D. Fitch Parkway.

The Texas A&M campus has self-serve capabilities for some of its electric load based upon power generation facilities located on their campus.

Water

The local water and wastewater services are primarily through the Water Services Department of College Station Utilities. The water system is rated "Superior" by the State of Texas and has received awards for outstanding operations and maintenance from the Environmental Protection Agency. The "Superior" designation stays in place until criteria until such a time that the criteria is not met.

The Water Services Department produces between three to four billion gallons of drinking water per year for consumption, and is capable of producing up to 27 million gallons of drinking water each day. Per capita usage of water is averaged out over several years and for the City of College Station is an average of 160 gallons of water per day, per person. In 2007, this amount dropped to approximately 135 gallons of water per day, per person due to heavy local rainfall. The water system includes over 360 miles of water distribution lines, eight groundwater wells, two pump stations, two ground storage tanks and two elevated storage tanks. The elevated storage tanks provide an adequate supply of water pressure for use in homes, businesses, and for fire protection within the City.

Water is pumped from eight deep wells located on City-owned land over the Carrizo-Wilcox Aquifer, in the Carrizo, Sparta, and Simsboro Sand formations. The City of College Station currently has well permits pending for two new groundwater wells, with no anticipated date for approval.

Other water utility providers serving the City of College Station and its

ETJ, based on Certificate of Convenience and Necessity (CCN) locations, include Wellborn Water Supply, Wickson Creek Special Utility District, and Brushy Water Supply (see Figure 10).

College Station Utilities maintains over 4,900 manholes and a network of over 280 miles of wastewater collection lines. This system carries wastewater to one of two wastewater treatment plants owned and operated by the City of College Station - the Carter Creek Wastewater Treatment Plant (CCWWTP) and the Lick Creek Wastewater Treatment Plant (LCWWTP). The system relies on gravity to move the wastewater and when that is not enough, there are five lift stations that pump the wastewater through the network. The Carter Creek WWTP has a treatment capacity of 9.5 million gallons per day and serves the majority of College Station. The Lick Creek WWTP has a treatment capacity of two million gallons per day and treats wastewater from the Pebble Creek subdivision and the growing south side of College Station. Currently, the two treatment plants combined process over 2.55 billion gallons of wastewater per year.

Plans for water reuse are in place and there is currently a Request for Qualification (RFQ) to reuse water for irrigation of playing fields at Veterans Park beginning in the summer of 2011. Design for Phase One of the project is nearly complete, with construction bids going out for the project later this year. Future plans include water reuse for irrigation at additional parks, including Central Park. Additionally, the City has one rainwater harvesting cistern at the College Station Utilities Meeting and Training Facility, with plans for additional cistern at the Parks and Recreation Department offices at Steven C. Beachy Central Park. Both of these sites will serve as a demonstration to the public as well as provide valuable water savings.

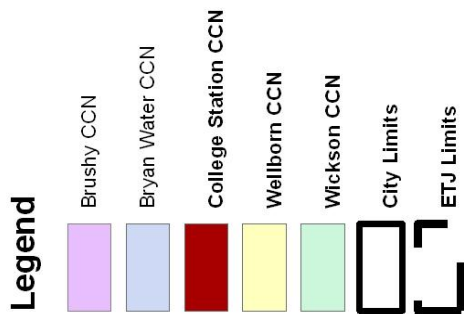
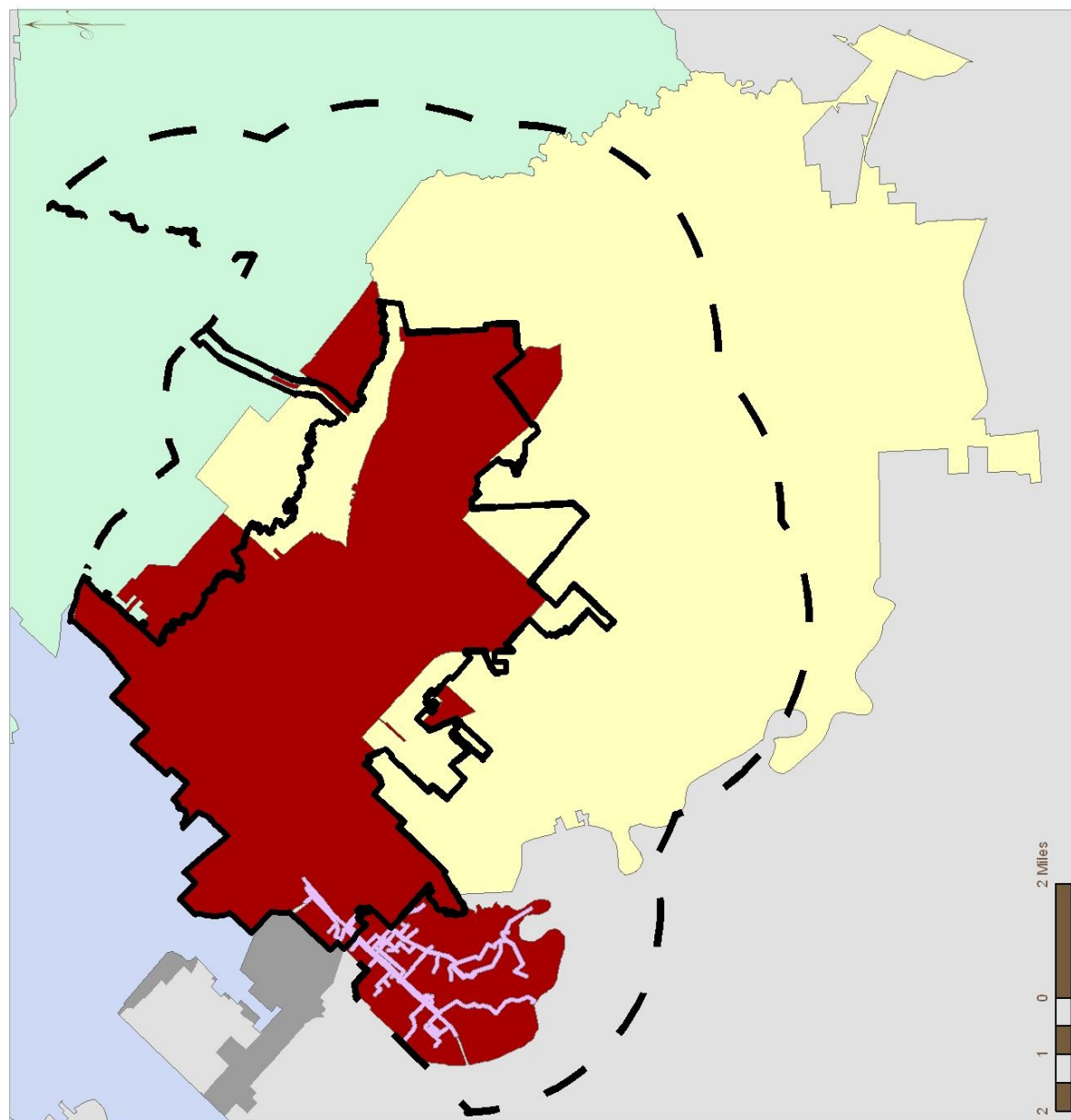
Landfill

The Cities of Bryan and College Station joined together in 1990 to create the Brazos Valley Solid Waste Management Agency (BVSWMA). BVSWMA operates the Rock Prairie Road Landfill, which is a Subtitle D landfill. Currently the landfill accepts an estimated 1,000 plus tons of solid waste per day primarily from the seven county region including Brazos, Burleson, Grimes, Leon, Madison, Washington, and Robertson Counties, and Texas A&M University. Because the landfill is the only Type 1 facility between Austin and Houston, it currently accepts solid waste from 19 counties.

The current Rock Prairie Landfill is near capacity and is scheduled to close in 2011. The new landfill will be located off of Highway 30 in Grimes County and will have an air space capacity of roughly 33 million tons solely for waste and an expected life of 35 years. The landfill will be operated exactly the same as the existing landfill, but will be run by BVSWMA, Inc. (a local government corporation). BVSWMA Inc. will then contract City of College Station employees to operate the landfill.

The City's Sanitation Division currently operates 25 vehicles, with 10 vehicles utilized for commercial waste collection and 15 vehicles utilized for residential waste collection and recycling.

Figure 10
City of College Station
Water Certificates of
Convenience and Necessity



Source: Texas Commission on
Environmental Quality

Franchises

Oil and gas pipeline operation in the City is provided by Energy Transfer Company (ETC) Texas Pipeline, LTD. They are responsible for gas gathering and have roughly 31,000 feet of pipeline in the City. Cable television and internet is provided through Suddenlink Communications. Telephone service and internet is also provided by Verizon. Natural gas is distributed by Atmos Energy and College Station is part of their Mid-Tex Service Area. There are 15 total areas in this group, including Dallas, Denton, Round Rock, Waco, Abilene and Wichita Falls. Currently Atmos serves approximately 14,062 customers.

Emergency Services

Police

The College Station Police Department is responsible for the protection of life, liberty, and property for people that are within the City limits. It provides these services through various means including: enforcement of criminal laws and ordinances, providing education, recovery of property, animal control, traffic enforcement, and investigation of crimes. Jurisdiction is shared with the Texas Department of Public Safety, Texas A&M University Police Department, federal law enforcement agencies, the Brazos County Sheriff's Department, and the constables and Justice of the Peace courts having jurisdiction within the City limits of College Station.

The Police Department is divided into three primary divisions: (1) Services Bureau, (2) Operations Bureau, and (3) Administrative Services. The department is comprised of 157 personnel with 108 sworn positions and 49 civilian positions.

The City is divided into three sectors, with each sector under the command of a Police Lieutenant. Each sector is divided into beats with a total of eight beats. A Police Sergeant is assigned to each beat and has primary responsibility for the quality of life and crime issues affecting their assigned beats. This is done to ensure faster response time to citizens' calls for assistance and to make the officers more familiar with an area and its residents.

Induction of new police officers



Photo Credit: City of College Station

Figure 11
City of College Station
Police Department
2007 Primary Beats

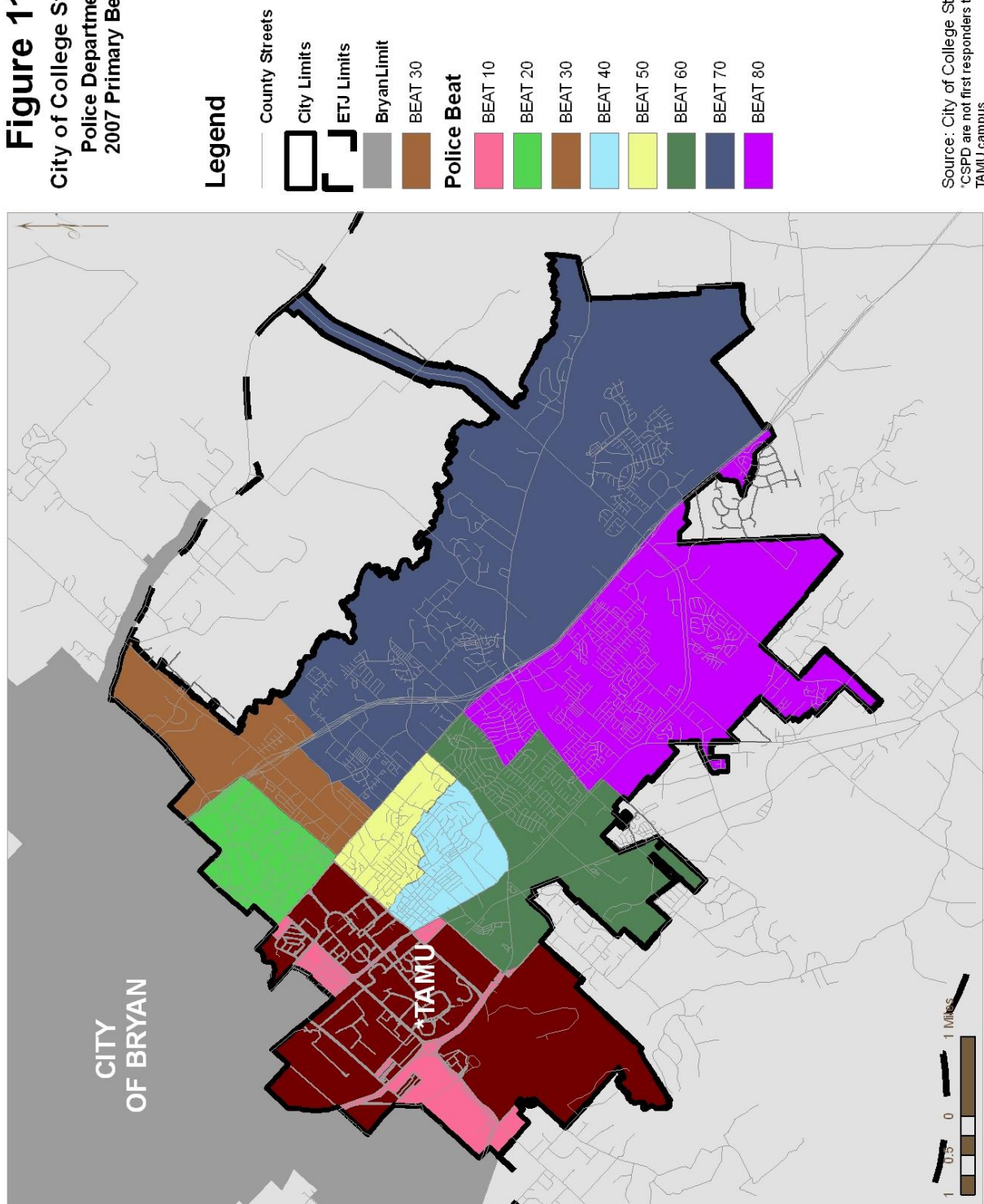
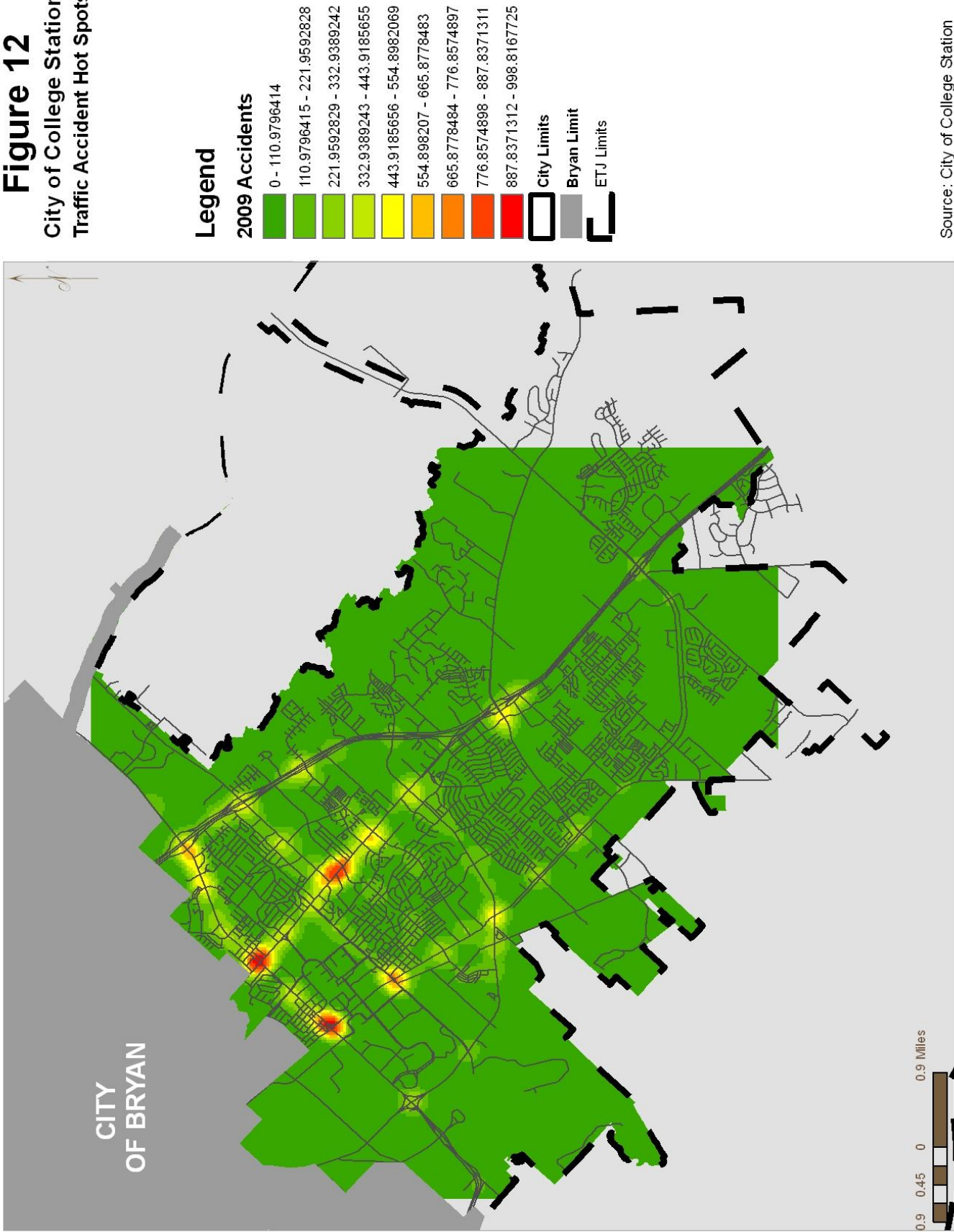


Figure 12
City of College Station
Traffic Accident Hot Spots



Source: City of College Station

In 2009, 130,726 police incidents were handled. Overall, major crime offenses (Part 1 Crimes) were up 6.2% from 2008, but arrests were down slightly (1%). The greatest percentage increases in crimes were in burglary of a vehicle, which increased from 856 offenses in 2008 to 1180 offenses in 2009, and in murder, which increased from zero offenses in 2008 to three in 2009 (see Table 26).

There are six primary traffic accident "hot spots" in College Station. These are located at the intersections of University Drive and Wellborn Road, University Drive and the Highway 6 Frontage Road, University Drive and Texas Avenue, George Bush Drive and Wellborn Road, Texas Avenue and Harvey Road, Texas Avenue and Holleman Drive (see Figure 12).

Fire

The City of College Station Fire Department provides fire suppression, emergency medical response and transport, and special operations response to the 93,859 citizens that are within the 49.6 square miles of the College Station City limits. The Fire Department is divided into three main divisions: (1) Administration, (2) Emergency Response Operations, and (3) the Fire Marshal's Office. The department is comprised of 122 personnel, of which 105 are shift personnel (EMS and Firefighters).

The primary response area for Emergency Medical Services (EMS) is the City of College Station and southern Brazos County. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid to the Texas A&M campus. The primary response area for Fire is the City of College Station and the Texas A&M University campus. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid with Brazos County Volunteers. Mutual aid agreements for both EMS and Fire are in place with Texas A&M EMS, St. Joseph EMS, Texas A&M Health and Safety, and the Brayton Fire Training School for times of extreme need.

Table 24: Police Incidents, College Station (2008-2009)

| | 2008 | 2009 | Percent Change |
|-----------------------|-------|-------|----------------|
| Major Offenses | | | |
| Murder | 0 | 3 | N/A |
| Rape | 47 | 48 | 2% |
| Robbery | 53 | 26 | -51% |
| Agg. Assault | 99 | 90 | -9% |
| Theft | 1494 | 1449 | -3% |
| Vehicle Theft | 86 | 64 | -26% |
| Burglary Total | 1444 | 1747 | 21% |
| Habitation | 382 | 402 | 5% |
| Building | 191 | 158 | -17% |
| Vehicle | 856 | 1180 | 38% |
| Coin op machine | 15 | 7 | -53% |
| Total Major Offenses | 3223 | 3427 | 6% |
| Arrests | | | |
| Misdemeanor | 3246 | 3145 | -3% |
| Felony | 423 | 470 | 11% |
| Total | 3669 | 3615 | -1% |
| Citations | | | |
| Hazardous | 8881 | 10370 | 17% |
| Non-Hazardous | 4889 | 7202 | 47% |
| Non-Traffic | 2169 | 1581 | -27% |
| Warning | 12696 | 20435 | 61% |
| Total | 28635 | 39588 | 38% |
| Accidents | | | |
| Major | 516 | 459 | -11% |
| Minor | 1962 | 1742 | -11% |
| Fatality | 3 | 4 | 33% |
| Non-Reportable | 439 | 461 | 5% |
| Total | 2920 | 2666 | -9% |
| Alcohol-Related | 104 | 87 | -16% |

Source: City of College Station

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In 2009, the department responded to over 6,814 calls for service. This represents a 3.8% increase over calendar year 2008. Emergency Medical Services-related calls accounted for approximately 64% of these calls. The average response time is approximately six minutes, including call-in time and drive time.

There are currently five fire stations in College Station, four of which are owned by the City (see Figure 13). The Fire stations are located throughout the City at Holleman Drive (Fire Station #1), along Rio Grande (Fire Station #2), along Barron Road (Fire Station #3), at Easterwood Airport (Fire Station #4—owned by Texas A&M/Easterwood Airport), and along Rock Prairie Road (Fire Station #5). Fire Station #3 along Barron Road is the newest facility and it was opened in June 2008. There are plans for two additional fire stations in College Station: one at the intersection of Tarrow and University Drive and another on Royder Road just northwest of Greens Prairie Trail.

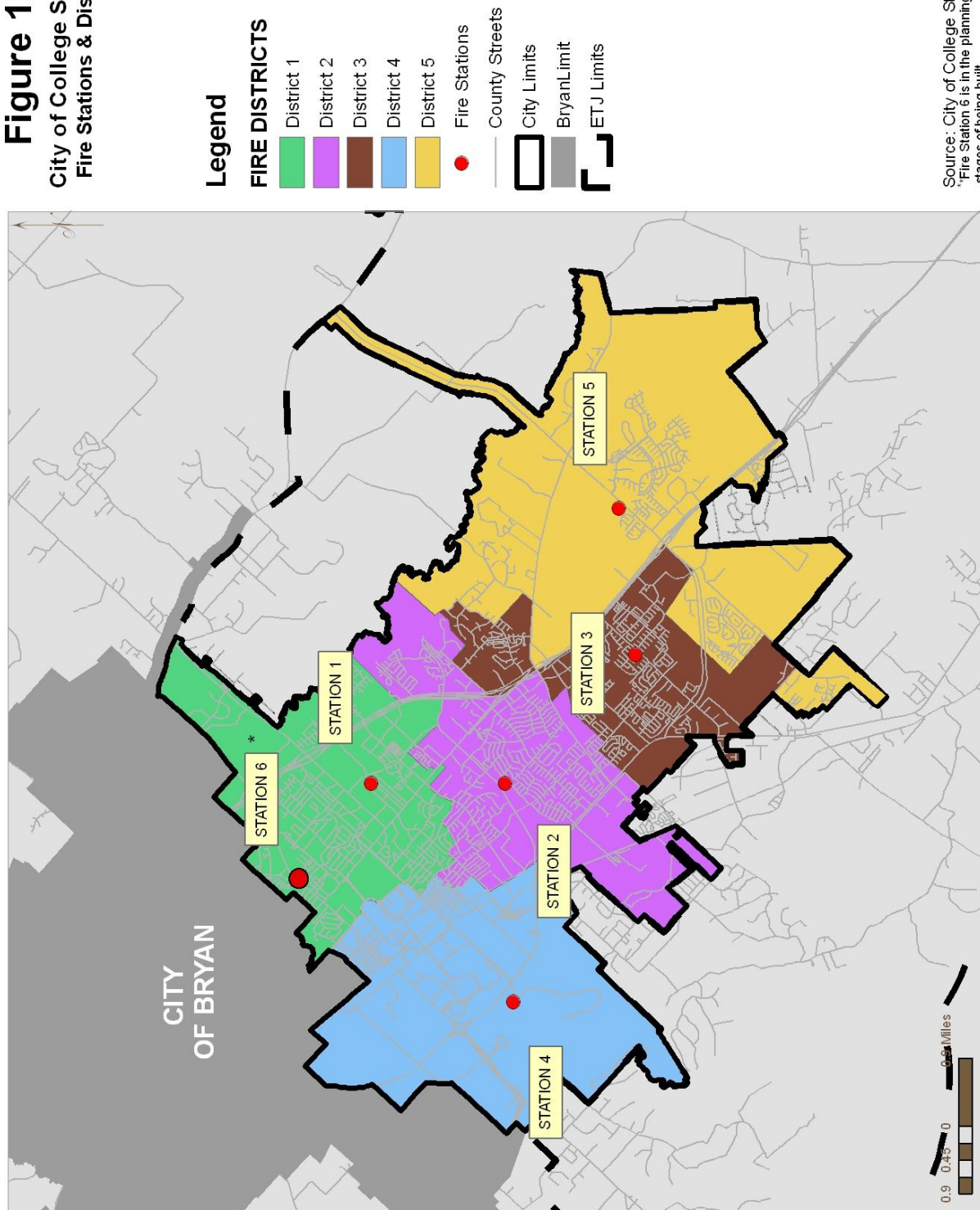
The College Station Fire Department has an Insurance Service Office (ISO) Public Protection Classification (PPC) of 2. ISO classifies communities from 1 (the best) to 10 (the worst) based on how well they score on the ISO Fire Suppression Rating Schedule. ISO bases this score on a number of factors including training, staffing, number of fire stations, equipment dispatched to fires, equipment on trucks, fire prevention, investigation, fire safety education, construction code enforcement, hydrant maintenance, water supply, and the ability of the 911 center to answer and dispatch calls. Insurance companies use PPC information to establish fire insurance rates for homeowners in the City. A lower rating can result in savings to homeowners in the City due to lower insurance premiums.

College Station Fire Station #5



Photo Credit: City of College Station

Figure 13
City of College Station
Fire Stations & Districts



Parks and Recreation

Wolf Peen Creek Park and Amphitheater



Photo Credit: City of College Station

The City of College Station provides park and recreational opportunities through the Parks and Recreation Department (PARC), whose mission is “to provide a diversity of facilities and leisure services that are geographically and demographically accessible to our citizens.” The Parks and Recreation Department is responsible for the design, construction, and operation of park facilities and the development and implementation of recreation programs. The Department is comprised of five divisions: (1) Administration, (2) Recreation, (3) Special Facilities, (4) Parks Operations, and (5) Forestry.

College Station has 53 parks, which total 1,327 acres of parkland (see Figure 14). They include 35 neighborhood parks, eight community parks, seven mini-parks, two regional parks, and an arboretum. The two regional parks (Lick Creek Park and Veterans Park) make up 665 acres, which accounts for over half of the City's parkland. In addition, there are two municipal cemeteries totaling 75 acres that are not included in the acreage totals. The amount of parkland per 1000 residents is calculated at 14.16 acres. The Parks and Recreation Department is responsible for over 70 buildings and facilities,

including a headquarters at Stephen C. Beachy Central Park, the College Station Conference Center, the Lincoln Recreation Center, the Wolf Peen Creek Amphitheater, and a public library. The College Station Larry J. Ringer Library is part of the Bryan-College Station Library system governed by the City of Bryan and operated through an interlocal agreement between the Cities of College Station and Bryan.

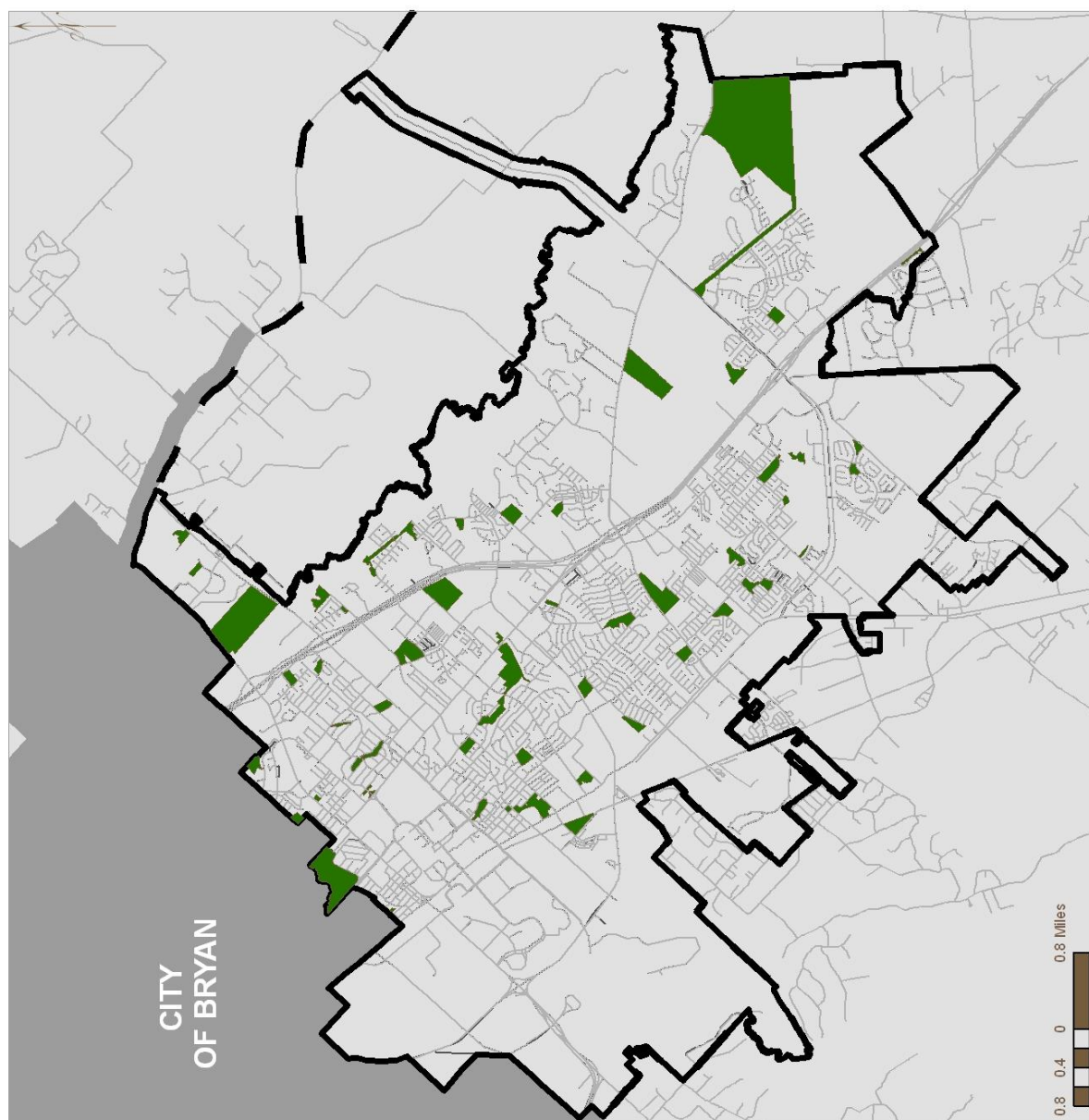
School Districts

The College Station Independent School District (CSISD) serves the majority of residents in the City (see Figure 16). It is comprised of seven elementary schools, two intermediate schools, two middle schools, one alternative campus, and one high school (see Figure 15).

During the 2008-2009 school year, there were 9,712 students enrolled in CSISD schools. The School District has grown from 7317 students in 2000 to 9712 in 2009, with an average annual increase of 299 students per year. Approximately 33% of all residential addresses within the City have CSISD students.

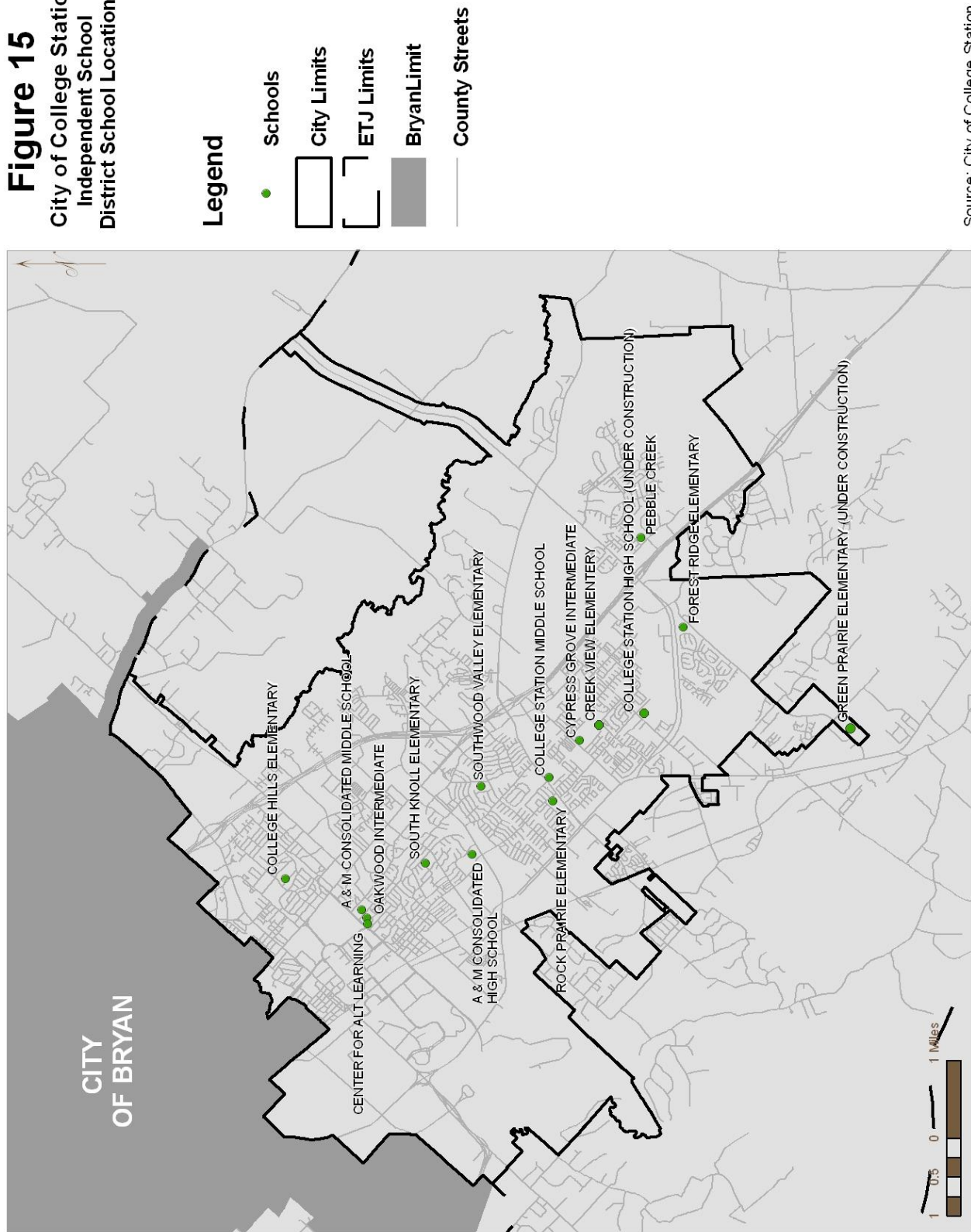
Creek View Elementary School opened in August 2009 and is located directly behind Cypress Grove Intermediate School between Graham Road and Eagle Avenue. CSISD has begun construction on two new schools, which include College Station High School and Greens Prairie Elementary.

Figure 14
City of College Station
Parks



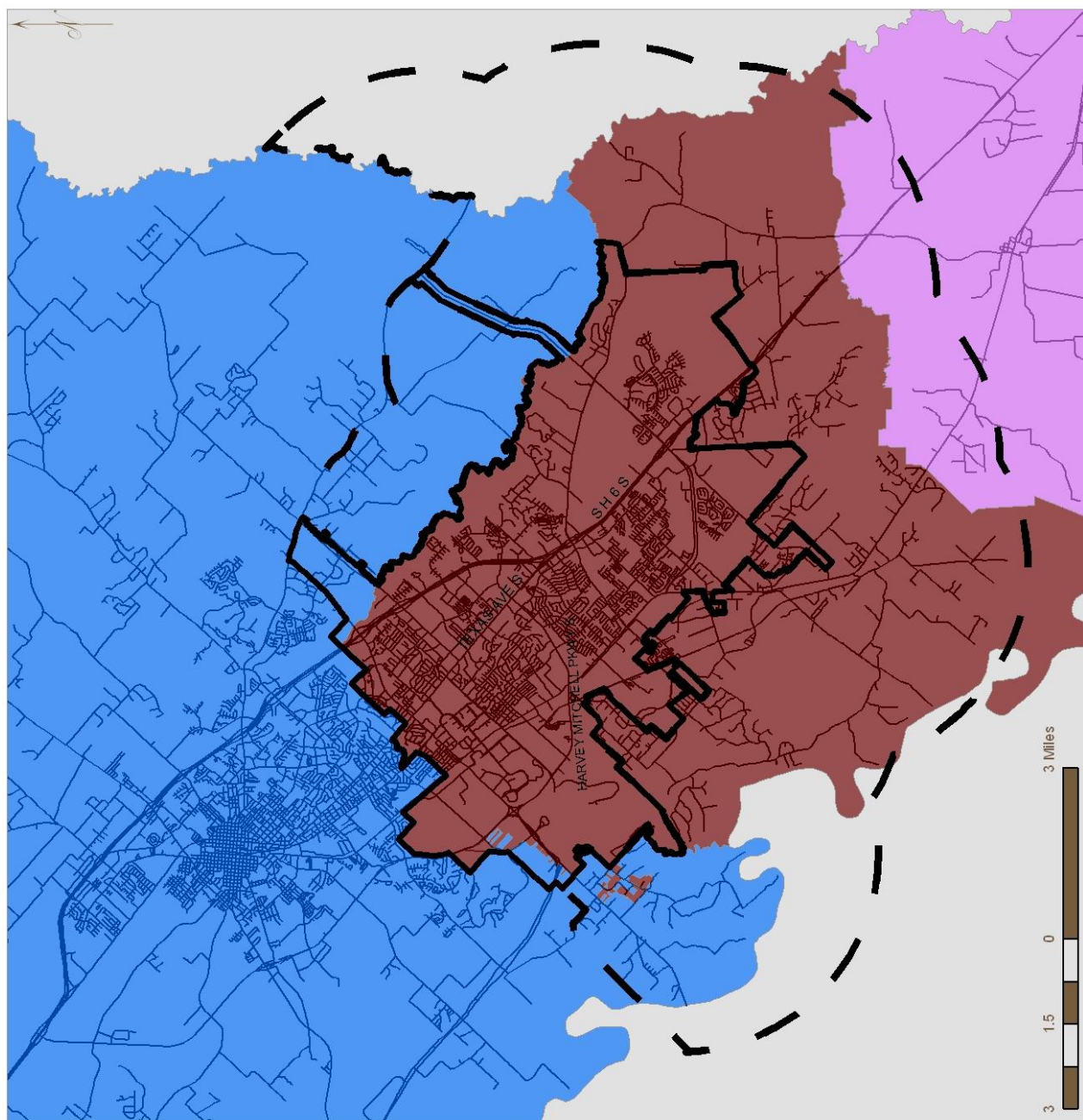
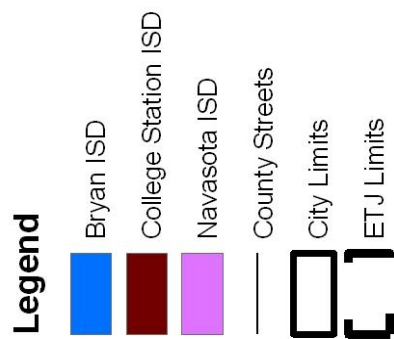
Source: City of College Station

Figure 15
City of College Station
Independent School
District School Locations



Source: City of College Station

Figure 16
City of College Station
Independent School
District Boundaries



Source: Brazos County Appraisal District

The new high school is located at the intersection of Barron Road and Victoria Avenue, adjacent to the Sonoma Subdivision and is scheduled to open in August of 2012. The new elementary school is scheduled to be open in August of 2011 and is located at the intersection of Greens Prairie Trail and Royder Road. The CSISD tax rate is currently \$1.25 per \$100 valuation.

There are two other school districts that serve a small proportion of students located within the City of College Station limits and its Extraterritorial Jurisdiction (ETJ). Generally, Bryan ISD serves residents on the east side of College Station, east of Carter Creek and on the west side of College Station past Easterwood Airport. Navasota ISD serves the southernmost portion of College Station's ETJ, just south of Peach Creek.

Higher Education

College Station is home to Texas A&M University—a land-grant, sea-grant, and space-grant institution. It is comprised of 5,200 acres that house more than 100 buildings and a 434-acre research park. It is currently ranked as the nation's seventh largest university in terms of enrollment, with 49,129 students enrolled for the Fall 2010 semester. The university has 10 colleges and offers over 120 undergraduate degree programs and more than 240 master's and Ph.D. programs to choose from. Texas A&M University completed its Master Plan in 2004. This document is intended to provide a strategic and tactical guide for the physical development of the campus over the next 50 years and align that development with the ideals of the Vision 2020 plan set forth by the University.

Also located within the College Station-Bryan MSA is one of four Blinn Community College campuses. This college is located in Bryan and holds classes for over 10,000 students annually. Blinn College offers three types of education programs: transfer, technical and workforce. More students transfer from Blinn to Texas A&M University than to any other college.

Statue of Sul Ross and the Academic Building at Texas A&M University

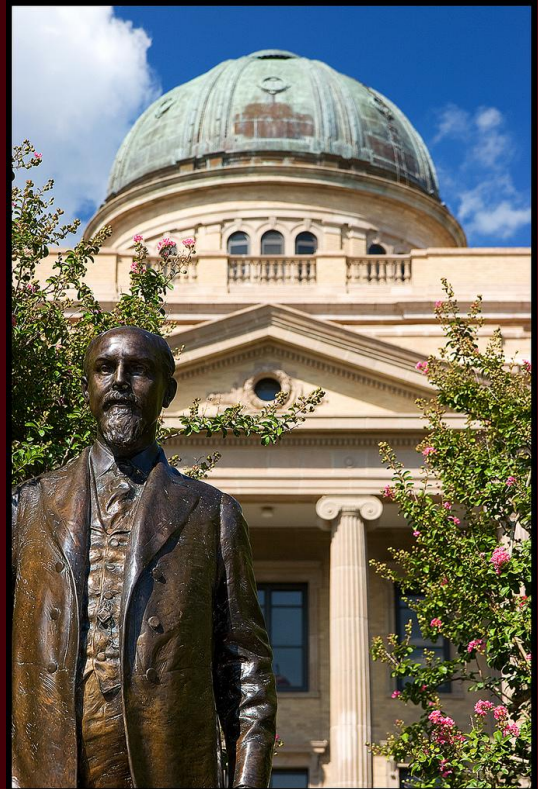


Photo Credit: Casey Morris from www.flicker.com

TRANSPORTATION

The thoroughfare system in College Station and its Extraterritorial Jurisdiction (ETJ) consists of approximately 524 miles of existing and planned streets. The adopted Thoroughfare Plan utilizes context sensitive solution principles which are designed to meet the City's multi-modal transportation needs while supporting surrounding land use and character objectives. The functional thoroughfare classifications are depicted in Figure 17: Thoroughfare Plan – Functional Classification. These thoroughfare classifications are further defined based on the surrounding urban, suburban, and rural context into four thoroughfare types: freeway, boulevards, avenues, and streets.

Traffic Volumes

The majority of major arterials and all of the freeways are part of the Texas Department of Transportation (TxDOT) system, with the remainder of the system maintained by the City or Brazos County. The most recent city wide traffic volumes (2007) are shown on Figure 19: Existing Traffic Volumes.

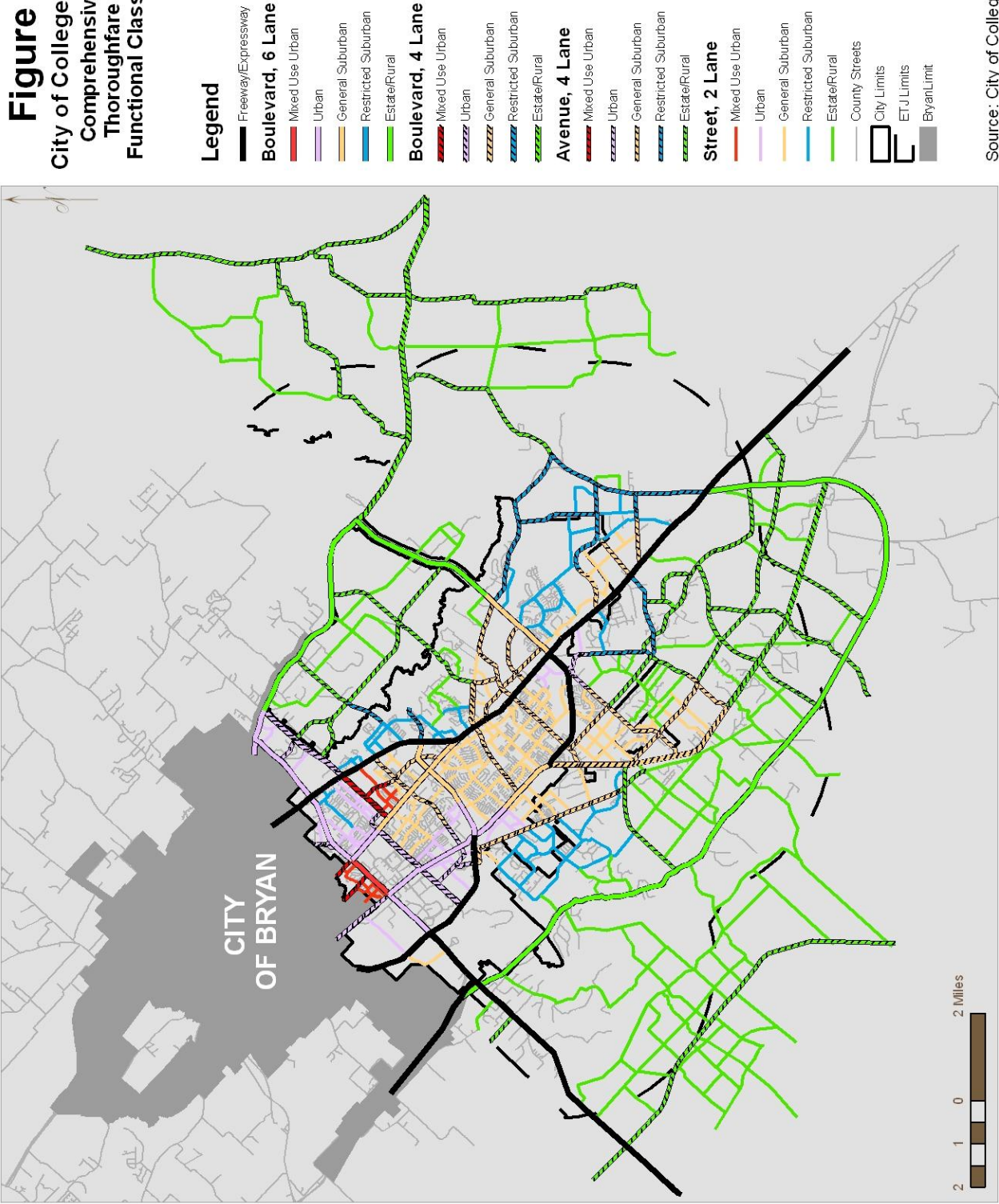
Mobility Improvements

Growth of the City and an increase in traffic volumes have resulted in a number of various thoroughfare extensions and improvements in recent years.

Projects completed in 2008 by the City, TxDOT, or private development include:

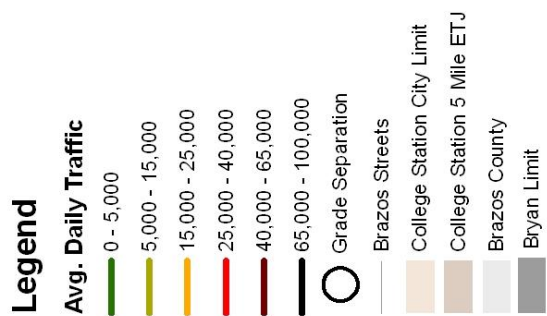
- Widening of Texas Avenue (Business 6) from four lanes to a six-lane major arterial between George Bush Drive (FM 2347) and
- Harvey Mitchell Parkway (FM 2818);
- Extension of Dartmouth Street as a four-lane minor arterial between Krenek Tap Road and Harvey Mitchell Parkway;
- Extension of Arrington Road as a two-lane major collector from State Highway 6 to William D. Fitch Parkway (SH 40);
- Extension of Decatur Drive as a two-lane major collector from Alexandria Avenue to Arrington Road;
- Realignment of Arrington Road south of William D. Fitch Parkway to Greens Prairie Road West as a two-lane major collector;
- Extension of Castle Rock Parkway as a two-lane minor collector generally from Rocky Rhodes Drive to Rocky Vista Drive;
- Extension of Southern Plantation Drive as a two-lane minor collector from Newport Lane to San Mar Drive; and
- Extension of St. Andrews Drive as a two-lane minor collector generally from Quaker Ridge Court to Jupiter Hills Court.

Figure 17
City of College Station
Comprehensive Plan
Thoroughfare Plan -
Functional Classification

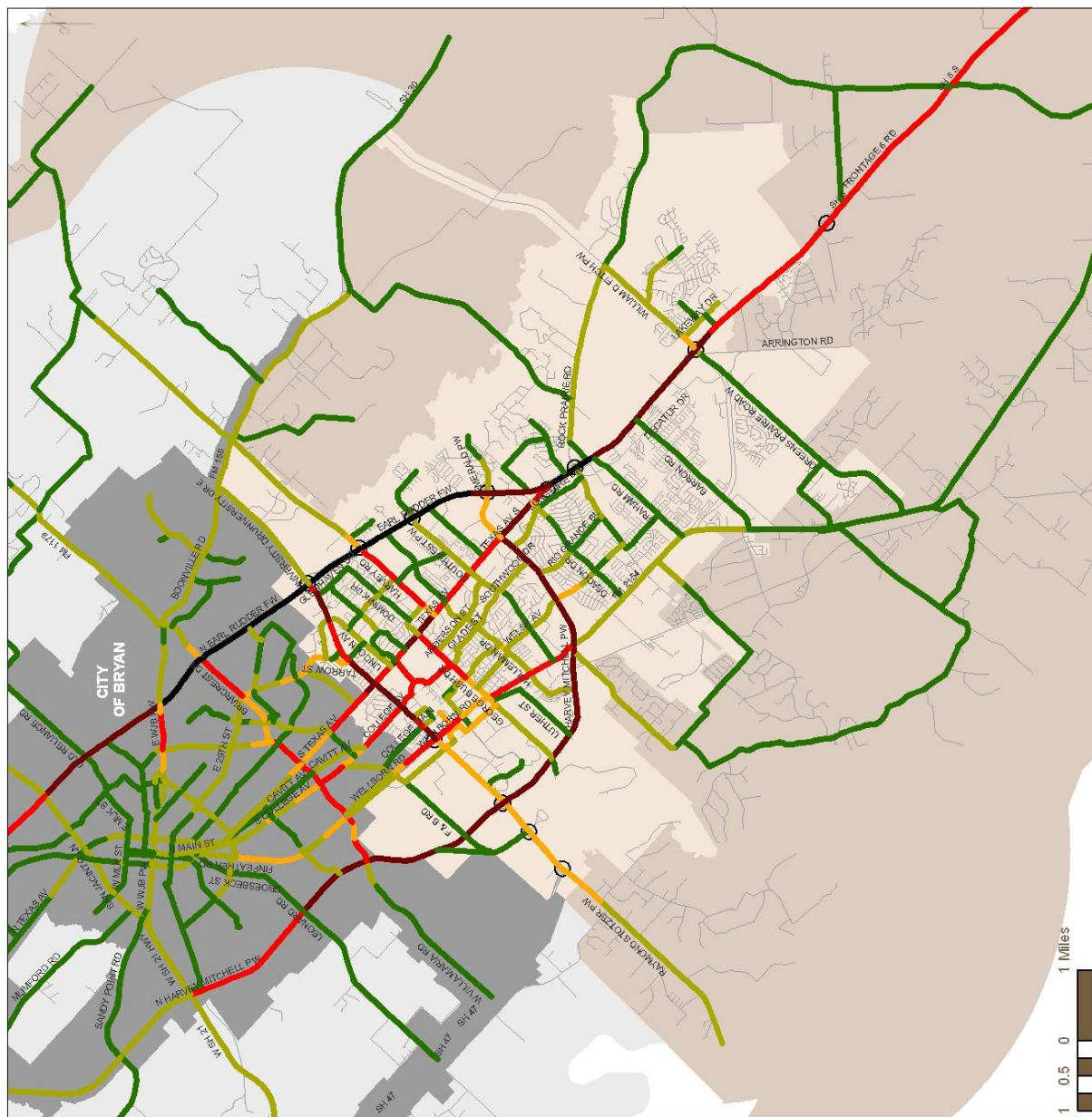


Source: City of College Station

Figure 18
Bryan/
City of College Station
Traffic Volumes



Source: Kedig-Keast/
City of College Station



Projects completed in 2009 include:

- Widening of Barron Road from two lanes to a four-lane minor arterial between State Highway 6 and Decatur Drive;
- Widening of William D. Fitch Parkway from two lanes to a four-lane minor arterial between Pebble Creek Parkway and Rock Prairie Road;
- Extension of Eagle Avenue as a two-lane minor collector generally between Newport Lane and Creekside Circle;
- Extension of Manuel Drive as a two-lane minor collector from Dartmouth Street to Crest Street;
- Extension of Appomattox Drive as a two-lane minor collector from Horse Haven Lane to Switch Station Road;
- Extension of General Parkway as a two-lane minor collector north of Rock Prairie Road West to Sergeant Drive;
- Extension of Newport Lane as a two-lane minor collector generally from Barron Road to Hopewell Court;
- Extension of Castle Rock Parkway as a two-lane minor collector generally from Rocky Vista Drive to Rocky Creek Trail;
- Extension of St. Andrews Drive as a two-lane minor collector generally from Jupiter Hills Court to Congressional Drive; and
- Realignment of highway ramps along State Highway 6, including the flyover for the southbound Rock Prairie Road exit.

Projects completed in 2010 or currently under construction include:

- Extension of Lakeway Drive as a two-lane major collector north of William D. Fitch Parkway to Spring Creek;
- Barron Road grade-separated interchange at State Highway 6
- Wellborn Road (FM 2154) widening from two lanes to a six-lane major arterial between Harvey Mitchell Parkway and William D. Fitch Parkway ;
- Realignment of Holleman Drive South/Jones-Butler Road to the Holleman Drive intersection at Harvey Mitchell Parkway as a four-lane major collector (anticipated completion in Spring 2011); and
- Grade-separated interchange of Harvey Mitchell Parkway over Wellborn Road and the Union Pacific Railroad (anticipated completion in summer 2011).

Projects currently in design include:

- Widening of Barron Road from two lanes to a four-lane minor arterial from Decatur Drive to William D. Fitch Parkway (anticipated completion in summer 2012);
- Extension of Victoria Avenue as a two-lane major collector from Southern Plantation Drive to William D. Fitch Parkway (anticipated completion in summer 2012); and
- Widening of University Drive (FM 60) from two lanes to a four-lane

major arterial from State Highway 6 to Bonneville Road (FM 158) (design anticipated to be complete in summer 2012); and

- Extension of Jones Butler Road/Penberthy Boulevard as a two-lane major collector from Luther Street West to George Bush Drive (Council approval given for design to begin).

Bicycle and Pedestrian Facilities

The College Station Bicycle, Pedestrian, and Greenways Master Plan (adopted January 2010) designates bicycle and pedestrian facilities in the City. While there is a significant system of bike lanes, routes, and multi-use paths, critical connections are needed to make the system more functional. The existing facilities consist of approximately 33 miles of striped bicycle lanes and 59 miles of bicycle routes as shown on Figure 20: Bicycle Facilities. There are approximately 130 miles of sidewalks around the City and 8 miles of multi-use paths consisting of side paths and greenway trails as shown on Figure 21: Pedestrian Facilities. A multi-use path is currently under construction along Harvey Mitchell Parkway (FM 2818) between Texas Avenue and Welsh Avenue with an anticipated completion date in early 2011. As development occurs, sidewalks are required on all streets except for cul-de-sacs. Sidewalks are required on one side of local streets and on both sides of streets classified on the City's Thoroughfare Plan.

Bicycle Trails at Steve Bechy Park



Photo Credit: City of College Station

Trails in Bee Creek Park

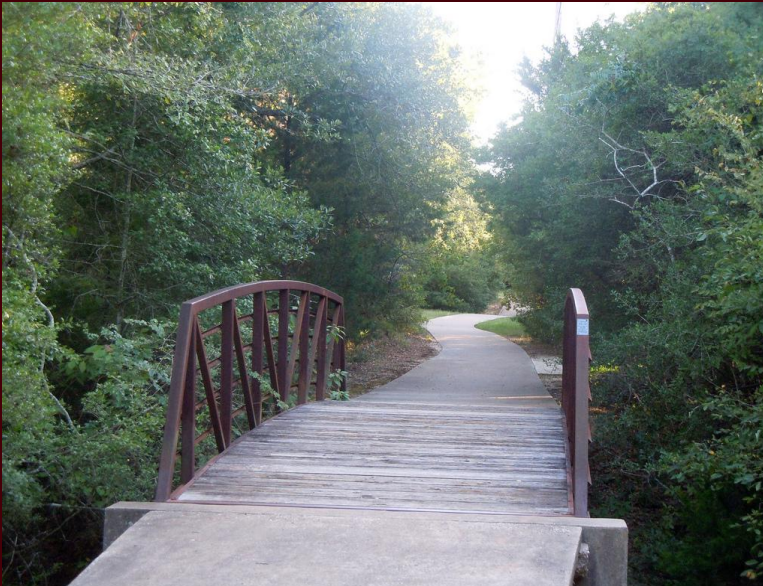


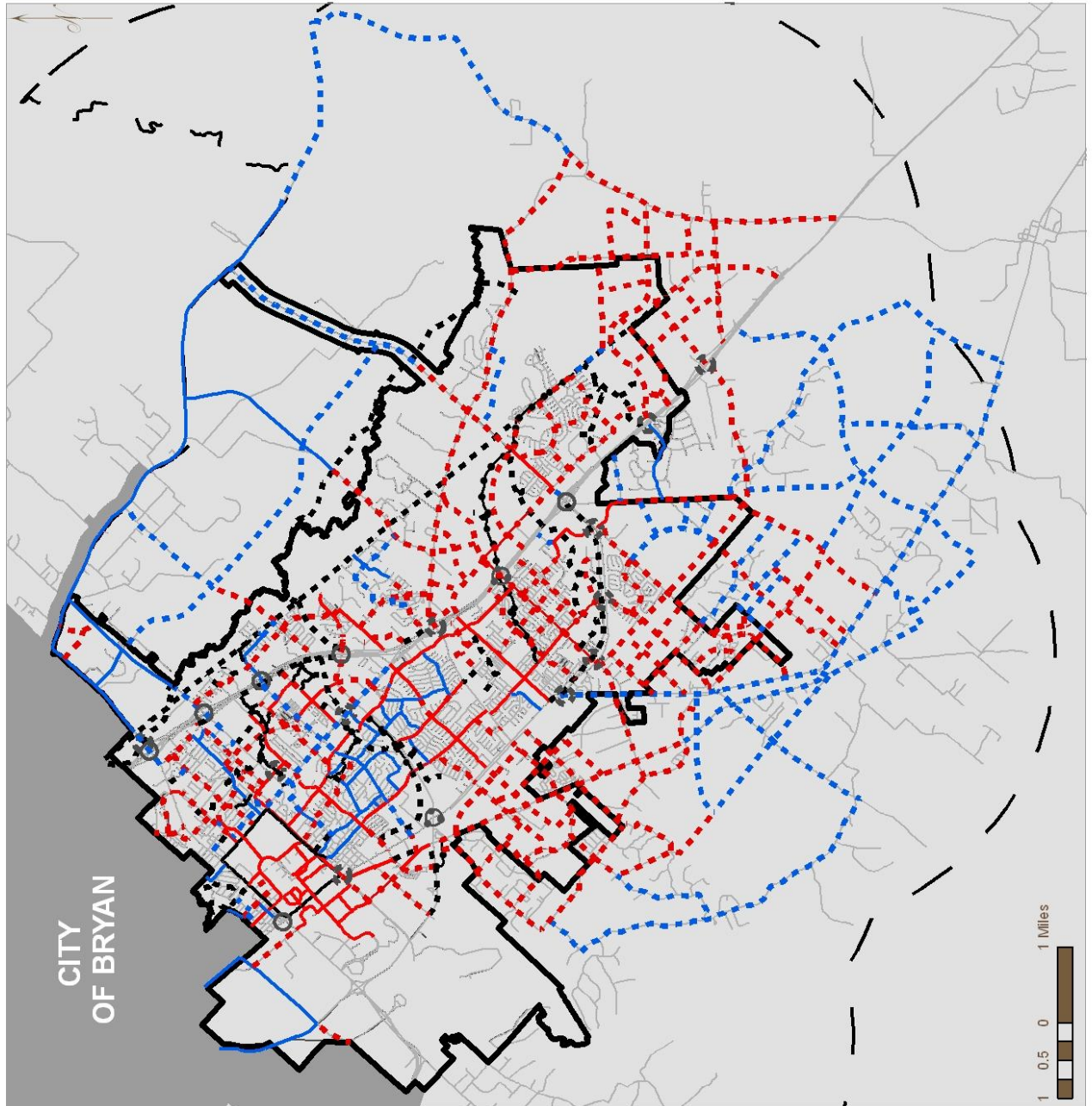
Photo Credit: City of College Station

Figure 19
City of College Station
Bicycle, Pedestrian &
Greenways Master Plan

Bicycle Facilities

Legend

- Bike Lane Existing
- Bike Lane Funded
- Bike Lane Proposed
- Bike Route Existing
- Bike Route Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- County Streets
- City Limits
- ETJ Limits
- BryanLimit



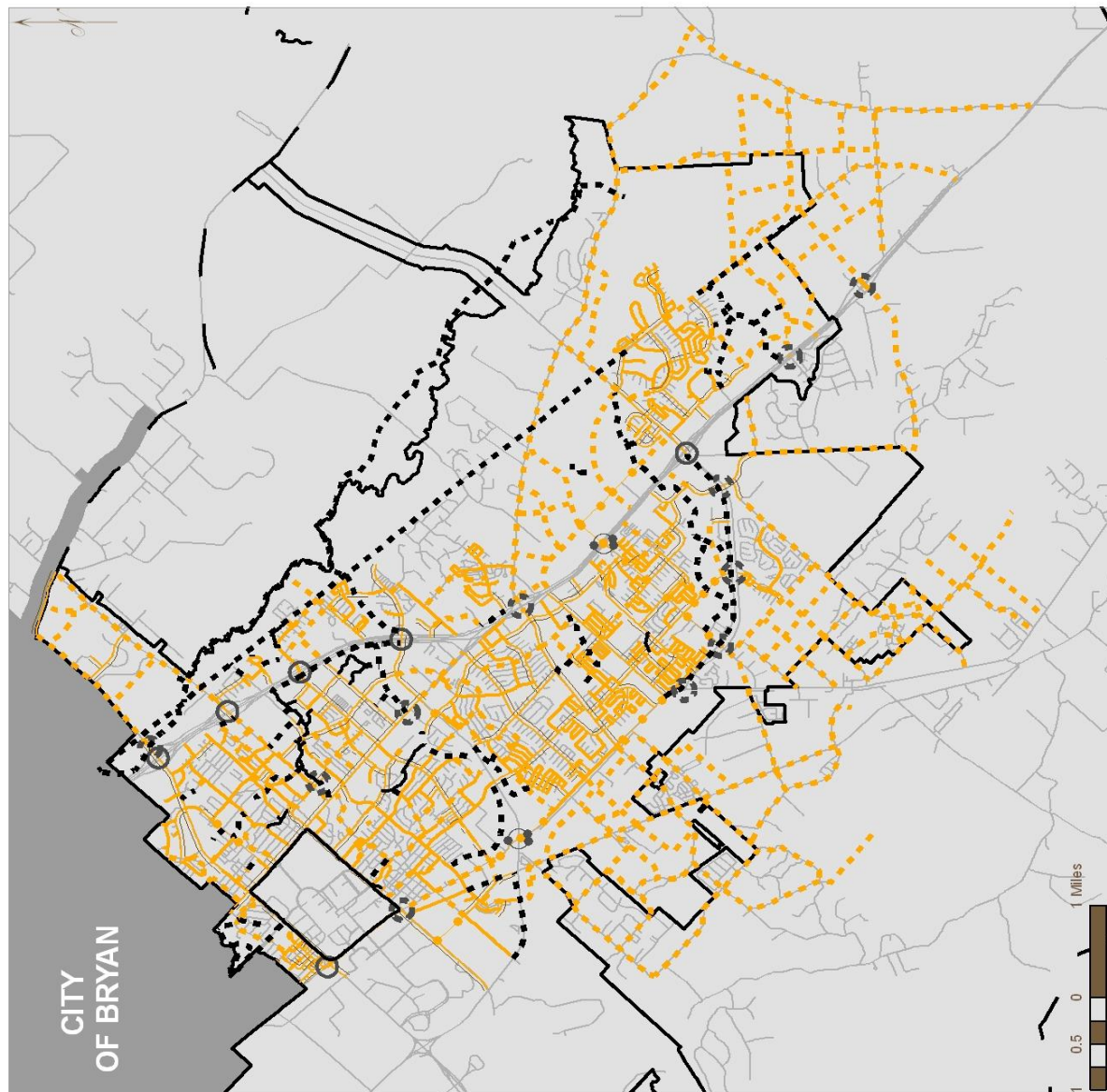
Source: City of College Station

Figure 20
City of College Station
Bicycle, Pedestrian &
Greenways Master Plan

Pedestrian Facilities

Legend

- Sidewalk Existing on One Side
- Sidewalk Existing on Both Sides
- Sidewalk Funded
- Sidewalk Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed, <Null>
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- County Streets
- City Limits
- ETJ Limits
- BryanLimit



Source: City of College Station

Bus and Transit Services

Texas A&M University Transportation Services provides bus services for students, faculty, and staff to transport them between locations in the community and the campus. The system currently consists of 95 buses operating 13 routes off-campus routes (see Figure 21) serving portions of College Station, two of which serve areas in the City of Bryan. The University also operates seven on-campus routes, a door-to-door shuttle for disabled students and employees, an airport shuttle between campus and Easterwood Airport, charter services, and park-and-ride services from the Post Oak Mall parking lot on football game days. The last available data from Transportation Services is that their off-campus buses average more than 18,000 passengers per day on off-campus routes and nearly 15,000 passengers on the on-campus routes (2004).

The Brazos Transit District, or The District, provides public transportation for the community at large. Area services include seven fixed routes (See Figure 22: Existing Transit Routes), demand and response rides, and paratransit. Two of the fixed routes (Yellow and Maroon) operate almost completely in College Station while small portions of two others (Green and Purple) provide service along University Drive and in the Northgate area. For 2009, The District reported route ridership of 81,984 on the Yellow and Maroon fixed routes. The District also reported that there were 11,017 pick-up and 11,842 drop-off demand and response trips in 2009 for addresses located in College Station.

Greyhound Lines, Inc. provides a long-distance travel transportation alternative to/from the area through its station in Bryan.

Air Travel

Easterwood Airport, a non-hub regional airport, is owned and operated by Texas A&M University System and is located on the west side of the University property, in the northwest part of College Station. The airport elevation is 321 feet and there are three runways in operation.

Table 25: Number of Commercial Flight Passengers at Easterwood Airport

| Year | American Airlines | | Continental Airlines | | Easterwood Totals | |
|------|-------------------|---------|----------------------|---------|-------------------|---------|
| | Enplane | Deplane | Enplane | Deplane | Enplane | Deplane |
| 2007 | 34,147 | 34,440 | 54,049 | 51,505 | 88,196 | 85,945 |
| 2008 | 28,703 | 28,368 | 49,579 | 47,126 | 78,282 | 75,494 |
| 2009 | 33,586 | 32,040 | 37,099 | 36,940 | 70,685 | 68,980 |

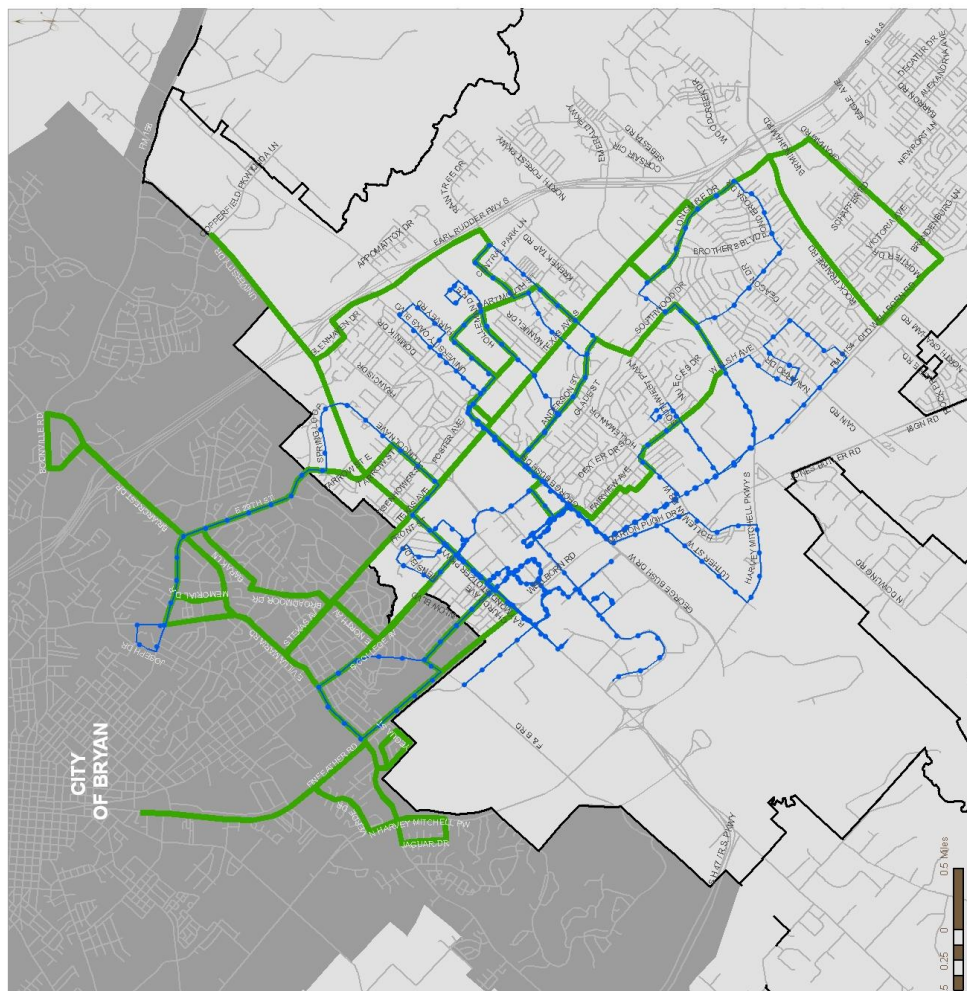
In 2009, Easterwood Airport had 6,371 commercial aircraft operations and 9,928 military aircraft operations. The William A. McKenzie Terminal provides commuter flights to Dallas, Texas and Houston, Texas. Operators include American Airlines (American Eagle) to Dallas/Fort Worth International Airport and Continental Airlines (Continental Connection, operated by Colgan Air and Continental Express, operated by ExpressJet Airlines) to Houston Intercontinental Airport. The amount of passengers utilizing

commercial flights out of Easterwood Airport is given in Table 25: Number of Commercial Flight Passengers at Easterwood Airport above. Additionally, Easterwood supplies fuel and flight planning for Life Flights and Military Medi-vac flights.

Figure 21
Bryan/
City of College Station
Transit Routes

- Legend**
- A&M Transit Routes
 - BTD Transit Routes
 - T-Fare_Plan_Working
 - County Streets
 - City Limits
 - ETJ
 - BryanLimit

Source: City of College Station,
Brazos County Appraisal District,
Texas A&M University,
and The District



Rail

College Station has one railway within its City limits, on which an average of 18 freight trains pass through College Station each day. The tracks generally run north-south, parallel to Wellborn Road (FM 2154). As reported in the 2010-2035 Bryan/College Station MPO Metropolitan Transportation Plan, Union Pacific Railroad (UPRR) officials anticipate that the number of trains per day could increase to as high as 48 trains in the future. This volume of train traffic will not likely occur until portions of the single-track railroad are double-tracked at an undetermined time in the future. There are eight railroad crossings within the College Station City limits, seven of which are at-grade with only University Drive (FM 60) as a grade-separated crossing. At-grade crossing can be challenging for emergency response and is a major generator of congestion for vehicular traffic when a train passes through during the peak hour (or during Texas A&M University class change times). A second grade-separated crossing at Harvey Mitchell Parkway (FM 2818) and Wellborn Road is under construction. There are plans for three other grade-separated crossings—one at George Bush Drive (FM 2347)/Wellborn Road (FM 2154)/UPRR and two on campus, on either side of Old Main/Wellborn Road (FM 2154)/UPRR. The Thoroughfare Plan anticipates two future railroad crossings in the City, one at Southwest Parkway and the other at Deacon Drive.

When Texas began to look at high-speed rail in the early 1990s, lines were proposed to run between Houston and San Antonio, San Antonio and Dallas, and Dallas and Houston. College Station was a proposed stop on the line between Dallas and Houston. While the early plans were eventually dismissed as too expensive, interest in high-speed rail has continued as community leaders explore its possibilities. The Texas High-Speed Rail and Transportation Corporation has since formed and College Station is a participating member with the Mayor serving on the membership board. Preliminary high-speed rail plans have been revised into the "Texas T-Bone" configuration—a line that would run between Dallas/Fort Worth and San Antonio that would intersect with another line running between Killeen/Temple and Houston. This configuration would have the high-speed rail come through College Station on the line that would connect Fort Hood in Killeen with the port in Houston.